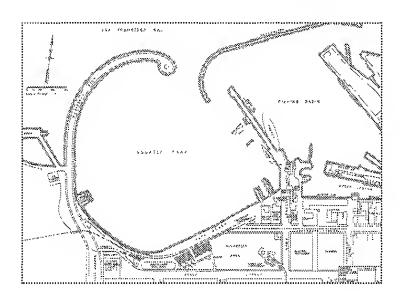
Aquatic Park Amphitheater Focused Historic Structure Report

San Francisco Martime National Historical Park San Francisco, California



prepared for

National Park Service

prepared by

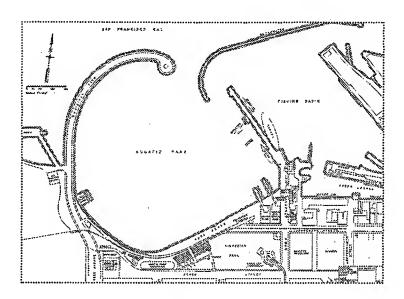
Architectural Resources Group Architects, Planners & Conservators, Inc.

San Francisco, California

20 June 2005

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20 June 2005

Appendix C

Appendix D

Appendix E

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Existing Conditions Drawings, dated 23 May 2005, by BSA Architects

NPS Report Review Comments and Actions, dated June 2005

Recommended Treatment Drawings, dated 20 June 2005, by Architectural

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I. Introduction

Introduction

As part of a larger project related to the rehabilitation of the Aquatic Park Amphitheater headed up by BSA Architects, Architectural Resources Group (ARG) was contracted in January 2005 to provide services regarding a historic resource assessment of the bleacher structures in Aquatic Park, San Francisco, California, a designated National Historic Landmark district. ARG's scope for this project entails the site visit and documentary research resulting in a brief discussion of historical contexts, description of the bleachers and the associated interior spaces, statement of significance, list of character-defining features, integrity evaluation, and preliminary design and technical recommendations regarding the proposed work. Due to the nature of the proposed work, this report focuses on an evaluation of the building exterior in the area of the bleachers, corresponding interior spaces, and landscaping. The public areas of the museum building and the immediate museum building envelope are not part of this report.

Methodology

The methodological approach for this report was based on a site visit and walk-through of the interior spaces located below the amphitheater or bleachers associated with the Aquatic Park former bathhouse building, now the Maritime Museum, and documentary research conducted at the SAFR Library and Archives and at the San Francisco Public Library, San Francisco History Center. Additional sources of material include discussions with Park Service staff that utilize the building and other documentary sources such as the ARG in-house library to complete historical background information. The historical background of this report relies on a study by James P. Delgado, *Historic Structures Report: Pioneers, Politics, Progress and Planning: The Story of San Francisco's Aquatic Park*, dated 1981, and a previous study titled *Maritime Museum Building, San Francisco Maritime NHP, Draft Limited Scope Historic Structure Report*, dated January 2002, by Architectural Resources Group. With regard to terminology, the proposed project involves the Aquatic Park Amphitheater structure, though in the park this structure is more commonly referred to the bleachers. For consistency the term "Amphitheater" is used to describe the overall project and the term "bleachers" describes specific spaces. For clarity, the terms "Casino" and "bathhouse" have been eliminated except when used in the discussion of historical context only.

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II. Brief Discussion of Historical Contexts

History and Context of Aquatic Park

Prior to 1900, the area of the present-day Aquatic Park was known as Black Point Cove, a natural lagoon east of Black Point, which was also known as Punta Medanos or Point San Jose and is now a part of Fort Mason. For over sixty years beginning in 1797, the site was largely undeveloped although designated for military use. The military nature of the site continued through the Mexican period of California's history and later during the American rule when the military created the Point San Jose Military Reservation in 1851 until businesses became attracted to the waterside location. Even while serving as the location of several industrial operations, the Black Point Cove site was used for recreation. As early as the 1860s, the sheltered cove and sandy beaches attracted swimmers who soon built small bathing structures. One of the largest of these early bathhouses was the "Sea Baths," operated by Joseph Dunkerly, perhaps as early as 1863, at the corner of Beach and Larkin Streets and later known as the Neptune Bath House. Other bathhouses were established in the 1870s and 1880s. However, by the 1890s, the Black Point Cove bathhouses were largely abandoned and out of use, their fate in part due to the construction of indoor, heated bathing structures throughout the city. At the same time that the bathhouse businesses were closing, swimming and rowing clubs were taking hold at Black Point Cove, continuing the recreational nature of the site.

Beginning in 1906 and continuing for almost a decade, Black Point Cove was slowly filled in, first with the rubble and debris remains of downtown San Francisco following the 1906 earthquake and fire and later with material excavated for the construction of a nearby railroad tunnel. The tunnel was to connect the 1915 Panama Pacific International Exposition site west of Fort Mason with the Belt Line Railroad trestle, completed in 1914, which crossed Black Point Cove. The filling of the lagoon and the construction of the railroad trestle across the cove provided an immediate impetus for public pressure to preserve the cove and create an Aquatic Park.

Eventually, with urging from the public, the Board of Supervisors in 1917 approved the transfer and acquisition of lands at Black Point Cove for the creation of an Aquatic Park. The city slowly moved forward with the purchase and acquisition of lands at the site and with planning and architectural designs to create the park. Between 1917 and 1924, shoreline properties at the Aquatic Park site were acquired by the city. In 1920, civil engineer John Punnett prepared a preliminary study of the site that was intended to serve as the basis for the future park. Limited grading of the shoreline around the cove and removal of the trestle across the lagoon had also begun by this time. In 1922, the San Francisco Parks

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Commission, which had recently been given jurisdiction of the park, appointed the architects Bakewell, Brown and Bauer the task of creating a plan for Aquatic Park. Their plan, approved by the city in 1923, called for the construction of bathhouses as well as other various buildings, approaches, and landscaping. Finding funding for the park and securing the final necessary land acquisitions would take several years, however, delaying construction at the site until the 1930s. Finally in 1931, work began on the construction of a concrete municipal pier at the northwest corner of the cove. It was not until 1935, when the newly created Works Progress Administration (WPA) approved the city's proposal for the development of Aquatic Park, that other parts of the plan could be implemented. The WPA hired John Punnett to prepare new plans for the site and William A. Mooser III to design the structures within the park. Progress in the construction of the park could finally be seen beginning in 1936.

Development of the former Aquatic Park Bathhouse Building, now the Maritime Museum

Aquatic Park, within San Francisco Maritime National Historical Park, comprises approximately four acres and includes the land within the park boundaries; three historic buildings designed in the streamline Moderne style, ten structures, the Sea Scouts Building, the Municipal Pier and the seawall. The main building at San Francisco Maritime National Historical Park is the Aquatic Park building (the former bathhouse, now the Maritime Museum). The main Aquatic Park facility is open to the public as a maritime museum and senior center.

The construction of the Aquatic Park facility between 1936 and 1939, beset by changes in design and detailing, proceeded at the same slow pace that the development of the park had followed. Throughout construction, changes were made to the building and its design. By October of 1936, work on the framing of the first and second floors had begun and by December of that year framing for the third floor had started. By January 1938 the framing and exterior work on the central structure was substantially complete. However, the interior work and completion of the wings and landscaping would take another year. Finally in January of 1939, the WPA, frustrated by the slow pace and numerous revisions, turned control of the project over to the city.

The interior work at the facility was incomplete when the building was officially dedicated and opened for use by Leo and Kenneth Gordon as the Aquatic Park Casino on January 22, 1939. Although the 1938 lease signed between the City of San Francisco and the Gordons for use of the facility as a private concession stipulated that they would not occupy the building until the project was complete, their Aquatic

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Park Casino was in operation on dedication day. The restaurant and bar that the Gordons operated occupied the entire building except the shower and dressing room areas.

The bathhouse, intended for public use, would be inaccessible to the general public for almost a decade following its opening. The WPA launched an investigation into the project and the Gordon lease as a result of public complaints about the Aquatic Park Casino and requests from WPA personnel, including the artists who had worked on the building. Although the Gordons were forced to close their restaurant and bar in late 1940 as a result of the investigation, the waters of the Aquatic Park lagoon were closed to public bathing and swimming at the same time due to health concerns. In 1941, the United States military occupied the Aquatic Park area as part of mobilization procedures for World War II. The site was used by the National Guard for anti-aircraft defenses of the Pacific Coast. Early in the war, the facility was used to house soldiers. Later on, the building became a more specialized military outpost with offices on the third and fourth floors, a general reception room and mess halls on the second floor, and sleeping quarters and messes on the first floor. Although the military left the facility in 1946, it was not until 1948 that the building and the rest of Aquatic Park were turned over to the city. Before taking back possession of the site, the military repaired damage and undid alterations that they were responsible for, including replacement of one of the historic light fixtures, repair of damaged concrete and wood surfaces, and removal of plywood partitions, furniture, and mess equipment. At present, the only remnant of the military era use of the building is the WWII era mural / wall painting below the East Bleacher (see Appendix A, Figure 4).

The unfortunate situation of the building under city control in 1948 was similar to its lot in 1940 when the Aquatic Park Casino was closed: the building was locked and closed to the public and swimming was forbidden in the lagoon. The Park Commission operating the site came up with a temporary solution to open the building to the public during the week, allow sunbathers to use the first floor dressing rooms, use the circular room at the east end of the second floor for adult recreation programs, and make other rooms available for social gatherings and meetings. The use of a portion of the building as an adult recreation center, later expanded and called the San Francisco Senior Center, continues into the present. Still, in the late 1940s, most of the building remained vacant. Then, in 1951, the private non-profit San Francisco Maritime Museum Association established the San Francisco Maritime Museum in a portion of the building, leasing part of the building from the city Board of Parks and Recreation. The idea to use the building as a museum for the display and instruction of maritime history, arts, and economics had first sprouted prior to the war, when a small exhibit of marine paintings and models was installed. The creation of the San Francisco Maritime Museum, like the construction of the building in which it was to be housed, involved many people working diligently over several years: Karl Kortum, Founding Director of

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the San Francisco Maritime Museum who had early on envisioned the building serving as a museum; Scott Newhall pushed for the museum from his position as an editor with the San Francisco *Chronicle*; David Nelson worked with Kortum in the campaign of persuasion directed at the influential of San Francisco business and politics; Alma Spreckels was a major benefactor of the museum; and Edward Clark established a prototype of the museum through his involvement with the Pacific Marine Research Society and organization of a maritime exhibit at the 1939 Golden Gate International Exposition.² Pushed by these people and others, the San Francisco Maritime Museum was opened in May of 1951 and was used to display models, maritime art, and fragments of actual vessels.

The two primary uses of the building, as a senior center and a maritime museum, established at the middle of the 20th century, continue to this day. Other current uses include exhibit workshop production and photography darkroom activities. Although changes were made to the interior spaces of the building to accommodate these uses, the building itself was neglected for the most part. In 1978, Aquatic Park and the building were transferred from the city to the National Park Service as part of the Golden Gate National Recreation Area. Then in 1988, the site became part of the San Francisco Maritime National Historical Park. The legislation that created the San Francisco Maritime National Historical Park also mandated the renaming of the building as the Sala Burton Building in honor of Sala Burton. Sala Burton succeeded her husband, United States Representative Philip Burton, in office and introduced the legislation to make the park a separate unit of the National Park Service. She died in 1987 while in office.

Architect William Mooser

William A. Mooser III, selected as the architect for the structures in Aquatic Park in 1935, was the third generation in a family of architects who had practiced in San Francisco since 1861. His grandfather, William Mooser I (1834-1896) had arrived in San Francisco in 1854 from his native Switzerland. In 1861 he opened his own office. One of his early buildings that still stands is the Pioneer Woolen Mill, dating from 1863 and now incorporated into the Ghirardelli Square complex. The elder Mooser was joined by his son William A. Mooser II (1868-1962), or Mooser, Sr., in 1890. Mooser II had designed other structures near the Pioneer Woolen Mill and Aquatic Park including the D. Ghirardelli and Company Factory and the California Fruit Canners Association Warehouse, which now houses the San Francisco Maritime National Historical Park Visitor Center and the Argonaut Hotel. In 1900 he became the first person to be appointed to the position of City Architect, responsible for the plans and construction of all City construction, in charge of the new Building Bureau and its building inspectors, and responsible for writing the first San Francisco building code. After formal training at the École des Beaux-Arts in Paris and an apprenticeship with MacDonald and Couchot, William A. Mooser III (1893-1969), also known as

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William Mooser, Jr., joined the family firm. Both Mooser, Jr. and Mooser, Sr. were involved with the building. With the completion of the building, the designs of all three generations of Moosers were present in the Aquatic Park area.³

Chronology

•	
1917	City of San Francisco begins to acquire land at Black Point Cove, future site of Aquatic Park.
1920	Planning for the proposed Aquatic Park begins under the direction of San Francisco civil engineer John Punnett.
1920	Site development begins with the grading of the cove's shoreline between Van Ness Avenue and Larkin Street.
1922	San Francisco Board of Supervisors places the Aquatic Park site under the jurisdiction of the San Francisco Board of Park Commissioners.
1922-23	Bakewell, Brown, and Bauer appointed architects for development of Aquatic Park and begin preparation of plans and submit Aquatic Park plan to park commissioners; plan approved by the park commissioners.
1931 -	Work begins on the construction of some features of the Aquatic Park plan for which monies had previously been appropriated.
1931-35	Work at Aquatic Park continues in stops and starts with funding provided by the National Recovery Act of 1933, the State Emergency Relief Administration, and private donations.
1935	The Works Progress Administration provides funding for the completion of San Francisco's Aquatic Park. John Punnett selected by the board of supervisors as the architect for the final site plan and San Francisco architect William A. Mooser III selected to design the park's structures.

ARCHITECTURAL RESOURCES GROUP June 20, 2005 1937 Glass block pantry at the east end of the third floor added during construction to service a proposed banquet facility where a public viewing area was originally intended. The WPA withdraws from the project leaving the City and County of San Francisco to 1938 complete construction of the Aquatic Park complex. Aquatic Park officially dedicated with the building opened as the Aquatic Park Casino 1939 under a private concession. 1940 The concessionaire is forced to cease operations and the facility is closed. 1941 The Aquatic Park facility is turned over to the military for use as the headquarters for antiaircraft defense on the Pacific Coast. The facility is used for housing troops and as offices. Aguatic Park is returned to the city of San Francisco by the military. Part of the building 1948 is converted for use as an adult recreation center. The San Francisco Maritime Museum opens. The adult recreation center is renamed the 1951 San Francisco Senior Center. 1955-56 Alterations to first floor interior offices for the San Francisco Senior Center. Remodeling of room at east end of second floor for use as recreation room and kitchen 1957-58 and installation of new door on south elevation near east end of second floor for the San Francisco Senior Center. Installation of elevator between first and second floors at northeast corner of building. 1964-65 Major alterations to the first floor, including removal of the concession stand, done as part

of the elevator project.

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1972	Golden Gate National Recreation Area is established with the authority to acquire Aquatic Park, the collection of the San Francisco Maritime Museum Association, and other nearby properties.
1976	Installation of display case partitions and carpeting in third floor gallery space for the Maritime Museum.
1977	San Francisco Maritime State Historic Park transferred the vessels at Hyde Street Pier and its interest in the pier and Victorian Park to the Golden Gate National Recreation Area (GGNRA).
1978	The Aquatic Park Bathhouse, Haslett Warehouse (now the Argonaut Hotel) and the holdings of the San Francisco Maritime Museum Association transferred to GGNRA including the ship BALCLUTHA.
1978	The building and the rest of Aquatic Park transferred to the Golden Gate National Recreation Area.
c.1982-90	Various partitions were installed in the exhibit and darkroom work areas under the center bleachers.
1984	The former bathhouse building and associated structures and landscapes listed on the National Register of Historic Places as the Aquatic Park Historic District.
1987	The Aquatic Park Historic District becomes a national historic landmark.
1988	The San Francisco Maritime National Historical Park established to include the Maritime Museum and adjacent park areas and historic vessels. As part of this legislation, the Maritime Museum Building is renamed the Sala Burton Building.

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1990 Public showers were closed by order of the Superintendent of San Francisco Maritime

NHP.

1993 Reversible covers installed over the skylights. Metal tube fencing is meant to protect

grade level skylights.

1998 Women's shower room converted to park maintenance office.

1998-99 First phase of two-part bleacher resurfacing project. The work consisted of the removal

of all loose concrete and the application of a protective coating to exposed reinforcing, broken concrete and expansion joints, and a final resin coating and sand aggregate to all

surfaces of the bleacher structure.

2000 Previous open span area was reconfigured to provide hazmat storage and other

maintenance areas below the east Bleachers.

2002 Second phase of two-part bleacher resurfacing project.

2003 Internal shoring of the east bleachers.

III. Building Description

Site

The building is situated on the north side of San Francisco on the shore of the Bay. The structure is built into the low hillside between Aquatic Park lagoon and Beach Street and is oriented along an east-west axis parallel to Beach Street. The ground or first floor of the building is accessible from several entrances on the north elevation, while the main entrance on the south elevation at the foot of Polk Street opens into the second floor level. At the east and west ends of the central structure, a pair of curving ramps that accommodate both pedestrians and vehicles follow the curved contour of the building and connect the north and south elevations around the sides of the building. The driveways visually separate the central

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structure from the north-facing bleacher wings on either side of the building and are delineated by low, white serpentine walls.

Construction and Organization of Building and Bleachers

The building is a four-story reinforced concrete building with curvilinear building walls and flat roofs. A prominent feature of the building is the large window openings on all of the elevations and entrances on the north and south elevations. In plan the building is symmetrical. The second, third, and fourth floors of the building are rectangular in plan with the east and west ends terminating in semi-circular walls.

Facing San Francisco Bay, reinforced concrete bleachers adjoin the building with two sets to the east and one to the west, respectively, the east bleacher, the central bleacher and the west bleacher. The east and central bleachers (65' x 250') are larger and elongated and feature eleven rows of seating. The west bleachers (30' x 100') contain four rows of seats. The construction of the bleacher is similar to that of a stairway with reinforced concrete treads and risers. Over the concrete treads and risers is a 4-ply bituminous membrane below a 1 ½ to 2 inch thick concrete topping slab which is also reinforced. The topping is coated with cement plaster parging. Metal handrails, similar to the parapet, delineate the front of the lowest level of bleacher seating and separate the seats from the pedestrian circulation in front of the building along the shoreline.

Interior Spaces Below Bleacher

The interior spaces, finished and unfinished, of the east and west wings on the first floor are beneath portions of the bleachers. The space beneath the eastermost bleacher is essentially unfinished though it has electrical service (see **Appendix A**, Figures 1-3). The space below the east bleacher is mostly open and defined by large volume areas especially at the east end and along the south (rear) wall where the rear wall is the highest point of the interior space (see **Appendix A**, Figures 5 and 6). Below the east bleachers, the structure slopes down toward the north as the bleachers step down to the promenade and shoreline (see **Appendix A**, Figure 3). In this area, the bleacher construction and organization is apparent and the underside of the bleachers is visible. Here, all visible materials are of poured in place concrete, flooring, walls and ceiling with temporary timber shoring. The poured in place concrete exhibits the original form board marking and gives the concrete wall a textured surface.

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This space is now used as a machine shop, storage, and maintenance materials storage (see **Appendix A**, Figure 5) with smaller, more cellular office spaces at the west end of the east bleacher in the original location of the Aquatic Park hospital and first aid station which open onto the exterior (see **Appendix A**, Figures 7-11). The office space finishes on walls, ceiling and floor are tiled with some areas of painted plaster at the ceilings and above the chair rail. Exits on both the east and west end lead to paved driveways.

Of note in the area below the east bleacher stadium seating is the painted World War II era wall mural mentioned above (see **Appendix A**, Figure 4). The wall painting, executed by an unknown military artist, is of regional significance as a vernacular art form associated with the building's significant military use during World War II.⁴

The space beneath the central bleacher is more finished (now and originally) than the east bleacher and is comprised of hallway or passage on an east-west axis, office, exhibit fabrication shops, storage rooms, copy room, library, photography office and dark room (see **Appendix A**, Figures 12-17). These are not public spaces but are used by employees.

The finished space beneath the westernmost bleacher contains rooms used by the senior center for meeting and crafts, including a ceramics studio and weaving room (see **Appendix A**, Figures 18-19).

In 1993 the park installed covers over the existing skylights on the building's exterior. The reversible covers were installed to prevent water leakage into the basement where offices, workshops, and a photographic darkroom are housed below grade. In 1998, the women's shower room was rehabilitated into park maintenance offices.

Skylight Description

Originally intended to provide natural light to the below grade dressing rooms and interior spaces, a series of wire glass skylights are set into the roofs at grade just south of the bleachers (see **Appendix A**, Figures 20-21). The depth of the soil over the roofs is approximately 2 feet. Constructed of cast reinforced concrete grids, the skylights are formed by ½ inch thick, 7-inch square wire glass lites. Protective covers were installed over the skylights outlined with metal tube fencing meant to protect grade level skylights. Water penetration occurs around the skylight perimeter. The protective covers and fencetype railings also intrude visually on the park setting to the south of the bleachers.

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Bleachers Historical Information

Historically the space beneath the easternmost bleacher was unfinished and was not intended for occupation except at the west end which was the location of the Aquatic Park first aid station and was comprised of a treatment room, a rest room and a toilet which were finished with tile.

The space beneath the central bleacher, also to the east side of the main building, was the area of the boy's and men's dressing rooms with showers, toilets and drying rooms. The "basket room" had counters that opened into the hallways. This configuration remains. Below the central part of the building was the expansive concession area.

The women's dressing rooms beneath the west bleachers also contained a basket room, toilets, and showers. The facility was considered "state of the art" upon completion and was tied to the architectural style of the building:

The "moderne" motif was matched by the modernity of the structure, which contained a fully equipped hospital, complete with an operating room, showers activated by photoelectric "eyes," rooms where blasts of warm air and heat lamps dried swimmers, a full service restaurant, a large concession stand, dressing rooms and lockers for five thousand men, women, and children, and exterior stadia which could seat over two thousand spectators.⁵

IV. Existing Conditions of the Bleachers

Exterior

Conditions at the exterior include cracking of the concrete topping, open joints, concrete spalling, and corrosion of the reinforcement in the topping slab. Between 1998 and 2002 a two-part resurfacing project was undertaken in the areas of the West Men's Bleacher, the East and West Driveways, and the Women's Bleachers. The goal was to address concrete spalls and cracks, to overlay surfaces with an epoxy resin and aggregate to match the existing surface and to apply a corrosion inhibitor. The work consisted of the removal of all loose concrete and the application of a protective coating to exposed reinforcing, broken concrete and expansion joints, and a final resin coating and sand aggregate to all surfaces of the bleacher structure. The specifications indicated a new coating consisting of a 3 component epoxy resin / Portland cement adhesive.

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Interior

On the interior typical conditions include evidence of water infiltration to the below grade spaces. While it is most serious in the easternmost bleachers, water infiltration is occurring in all below grade spaces. Extensive concrete spalling and erosion of material and corrosion of steel reinforcing bars is present throughout the interior spaces and is more serious below the east bleachers. Water penetration occurs at the rear retaining wall.

Skylight Conditions

At various times all of the skylights have failed. The protective covers have served to arrest active water infiltration, however past water infiltration has left extensive staining on the interior.

From the interior skylight failure includes square wire glass lites that are missing or cracked. Biological growth is evident. The deterioration of the concrete grids that supports the lites is evident upon visual inspection on the interior.

Replacement of the skylights will be necessary, however it is recommended that the original design intent of the skylights be retained, as an exterior landscape feature and to provide natural light below.

The membrane between the 2-inch topping and the reinforced concrete structure has failed leading to roof leaks in the area of the skylights and other random areas.

V. Period of Significance

Built between 1936 and 1939 as a public bathhouse on San Francisco's north shoreline, the building represents an important part of the architectural and social history of the city and of the nation. The national significance of the building lies in its overall design, which incorporates exceptional artwork into a strongly evocative Streamline-Moderne structure. The building is an integrated ensemble of art and architecture with marine motifs and themes. Architecturally, the design of the building uses aerodynamic curves, flat roofs, and glass and metal surfaces to suggest modern modes transportation such as ocean liners. The nautical theme of the architectural design is also found in the interior and exterior artwork, ventilators and styling integrated into the building. The surrealist and abstract murals, mosaics, and sculptures were designed and executed by WPA-sponsored artists. This artwork is among the most distinctive of the art created under the New Deal in California because of its expressionist nature.⁶

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When being planned, the bathhouse was intended to be the focal point of Aquatic Park where the residents of the city could enjoy the calm waters of a protected lagoon and the conveniences of the services housed in the structure. Before its official opening, however, the facility was leased to a private concessionaire who opened the building as the Aquatic Park Casino. Most of the building was open only to the high-paying public. During World War II and for several years after, the military held possession of the building and used it as part of their Pacific Coast air-defense system. For the past fifty years, the building's primary function has been shared by its use as a maritime museum and a senior center. Current uses include the San Francisco Senior Center and the exhibition workshops and darkroom of the San Francisco Maritime NHP. Despite these changes in use, the building is in a relatively unaltered condition and remains a nationally significant artistic and architectural structure. It also has national social significance as one of the first formal senior centers in the United States, and the first west of the Mississippi River.

VI. Evaluation of Integrity

The *National Register of Historic Places Bulletin 15* standards and criteria were used to evaluate the integrity of the building. *Bulletin 15* defines integrity as the ability of a property to convey its significance. Integrity is the authenticity of a historical resource's physical identity evidenced by the survival of characteristics that existed during the resource's period of significance. Integrity involves several aspects including location, design, setting, materials, workmanship, feeling, and association. To retain historic integrity, a property will always possess several, and usually most, of the aspects.

Location

Location is the place where the historic property was constructed or the place where the historic event occurred. The building sits in its original footprint and has not been moved.

Design

Design is the combination of elements that create the form, plan, space, structure, and style of a property. Strictly speaking, the design remains unchanged and reflects the architect's original intention for the building. The building's construction technique and materials are typical of its era. The Streamline-Moderne vocabulary of its design represents a style popular for building types such as recreational structures during the period of its construction.

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Setting

Setting is the physical environment of a historic property, constituting topographic features, vegetation, manmade features, and relationships between buildings or open space. The building was designed as part of a larger park setting and strongly relates to these surrounding features. Surviving nearby contemporary structures were built in the same architectural style and thus have a complementary relationship with the building. The building retains its intended position with access from the city street on one side of the building and from the shoreline of the cove that the building overlooks on the other.

Materials and Workmanship

Materials are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property. Workmanship is the physical evidence of the crafts of a particular culture, people, or artisan during any given period in history or pre-history. Although the materials of the building and artwork have suffered from some deterioration, the integrity of the materials of the building is highly intact for the most part.

Feeling

Feeling is a property's expression of the aesthetic or historic sense of a particular period of time. The evocative style of the building, meant to recall ocean liners of the modern age, strongly conveys the building's period of construction and its use. The spacious interior spaces and expanses of glass window and door wall systems also recall the aesthetic feeling of the period.

Association

Association is the direct link between an important historic event or person and a historic property. The building has a strong association with several aspects of the development of San Francisco, including recreation, education, military history, and social movements.

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Character

The character of a historic building may be defined by the form and detailing of both exterior and interior materials and features. Identification of character-defining features is the first step in working toward ascertaining a structure's original essence, leading then to retention and preservation of the specific elements. The integrity of the materials at the building is high due to the presence of a large amount intact original historic fabric. The following lists summarize significant building elements and attempts to define elements that contribute to the character of the Maritime Museum Bleachers, part of the Aquatic Park complex, and their associated interior spaces.

Aquatic Park Amphitheater

VII. Character-Defining Features

Character-Defining Features - Exterior

- · concrete bleachers, stadium style seating structure
- skylights, grid proportion and lites
- low serpentine cheek walls adjacent to driveway flanking building
- monochromatic stucco exterior wall surfaces
- tread and riser profile
- metal railings

Character-Defining Features - Interior

- skylights
- built-in cabinetry
- texture of poured concrete formwork
- · WWII era mural / wall painting
- interior tile finishes
- · configuration of interior spaces, dressing rooms

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path of circulation

VIII. Proposed Project

The intent of the project is to repair the existing structural failures and protect the existing cultural resources from water infiltration by repairing the major envelope elements to prevent further damage. The building will be repaired in such a way as to maintain the original appearance as much as possible. The repairs will reuse the original fabric where possible but will incorporate new material and better water proofing design leading to improved maintenance and avoid repeated failure in the future.

IX. Design Recommendations

- · Retain as much of the original material as possible at concrete bleachers and exterior seating
- Retain the texture of poured concrete formwork in the unfinished spaces, where possible
- Where repair of the poured concrete is required, match the original appearance
- · Retain original tread and riser profile
- Replace skylights, reinforce concrete grid and lites, with similar design to match original
- Retain original design intent of the skylights to continue to provide natural light
- · Retain original design intent of the skylights as an exterior landscape feature
- Reinstall a low tight hedge at the skylight perimeter as per original design
- Retain built-in cabinetry below the east bleacher at the west end
- Retain tile finishes below the east bleacher at the west end and in the area of the showers, west and center bleachers
- Retain metal railings
- Protect the WWII era mural / wall painting and seek advice from architectural conservator

ARCHITECTURAL RESOURCES GROUP

X. Bibliography

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Delgado, James P. Historic Structures Report. Historical Data Section. Pioneers, Politics, Progress and Planning: The Story of San Francisco's Aquatic Park. San Francisco: Golden Gate National Recreation Area, 1981.

Delgado, James P. Aquatic Park Historic District National Register of Historic Places Inventory-Nomination Form, 1983.

Haller, Stephen A. "From the Outside In: Art and Architecture in the Bathhouse," *California History*, Fall 1985, 283.

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June 20, 2005

XI. Endnotes

¹ The information included in the "Historical Overview and Building Development" section of this HSR is drawn largely from information provided in James P. Delgado, *Historic Structures Report. Historical Data Section. Pioneers, Politics, Progress and Planning: The Story of San Francisco's Aquatic Park* (San Francisco: Golden Gate National Recreation Area, 1981).

² Steven E. Levingston, *Historic Ships of San Francisco* (San Francisco: Chronicle Books, 1984) 19-41.

³ James P. Delgado, "A Dream of 7 Decades: San Francisco's Aquatic Park," California History, Fall 1985, 280.

⁴ Cultural Landscape Inventory, Aquatic Park, San Francisco Maritime National Historical Park, p. 19

⁵ James P. Delgado, "A Dream of 7 Decades: San Francisco's Aquatic Park," California History, Fall 1985, 280.

⁶ Stephen A. Haller, "From the Outside In: Art and Architecture in the Bathhouse," California History, Fall 1995, 283.

⁷ United States Department of the Interior. National Register of Historic Places. *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation*. Revised 1995.

Appendix A Photographs Existing Conditions

List of Figures

- Figure 1: View of interior space below east bleacher by ARG.
- Figure 2: Detail view of exposed reinforcing by ARG
- Figure 3: Detail of spalled concrete by ARG.
- Figure 4: View of painted wall mural by ARG.
- Figure 5: Rear wall (interior) below the east bleacher by ARG.
- Figure 6: View of partition wall by ARG.
- Figure 7: View water infiltration east bleacher by ARG.
- Figure 8: View of water infiltration and exposed rebar by ARG.
- Figure 9: Cabinetry in the NPS offices, east bleacher, by ARG.
- Figure 10: Water infiltration in the NPS offices, east bleacher, by ARG.
- Figure 11: Exit to center driveway (west) by ARG.
- Figure 12: View of tiled surfaces of former men's shower by ARG.
- Figure 13: View of former men's shower by ARG.
- Figure 14: Passage below central bleacher by ARG.
- Figure 15: Passage below central bleacher (west) by ARG.
- Figure 16: Museum storage room by ARG.
- Figure 17: Exhibit office space below central bleacher by ARG.
- Figure 18: North wall of storage/kitchen area by ARG.
- Figure 19: Senior crafts room by ARG.
- Figure 20: Typical skylight condition by ARG.
- Figure 21: Typical skylight condition by ARG.

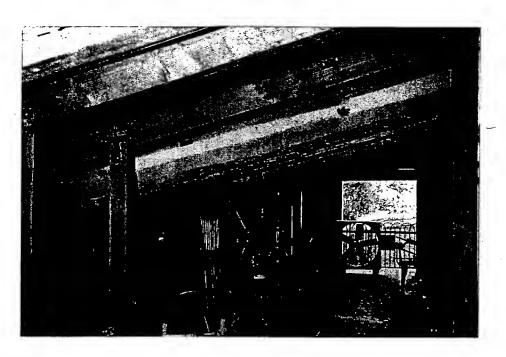


Figure 1: View of interior space below east bleacher, looking east to exit. Note exposed reinforcing bars and shoring due to failing concrete structure. Photo dated March 2005 by ARG.

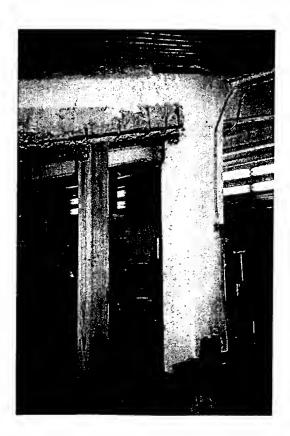


Figure 2: Detail view of exposed reinforcing bars and concrete spalling in interior space below east bleacher. Photo dated March 2005 by ARG.



Figure 3: Detail of spalled concrete below east bleacher. Photo dated March 2005 by ARG.



Figure 4: View of small painted wall mural beneath the east bleacher executed by an unknown military artist sometime during the period that the Aquatic Park bathhouse was turned over for military uses of housing troops and as offices. Mural dated circa 1940s. Photo dated March 2005 by ARG.

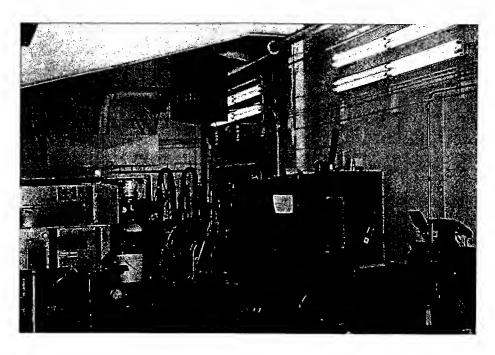


Figure 5: Rear wall of the interior space (at right in this photo) below the east bleacher is the location of recurring water infiltration. Photo dated March 2005 by ARG.

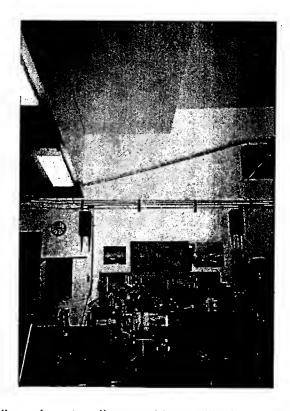


Figure 6: View of east wall, a partition wall, of machine shop below the east bleacher. Image illustrates range of uses in the interior spaces. Photo dated March 2005 by ARG.

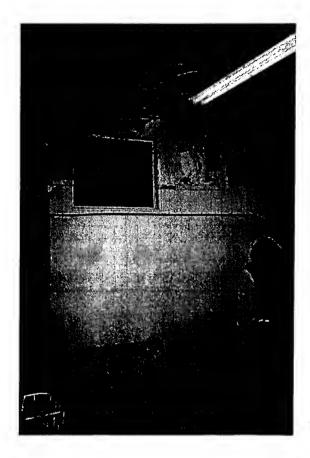




Figure 7: View of evidence of water infiltration and peeling paint on the plaster ceiling surfaces in the NPS offices on the west side of the east bleacher. Photo dated March 2005 by ARG.

Figure 8: View of evidence of water infiltration and exposed rebar on the plaster ceiling surfaces in the storage area off the NPS offices, east bleacher. Photo dated March 2005 by ARG.

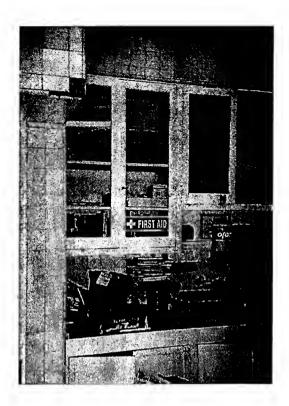


Figure 9: Built in cabinetry in the NPS offices, east bleacher, are a character-defining feature. Photo dated March 2005 by ARG.



Figure 10: Water infiltration in the NPS offices, east bleacher, has damaged cabinetry. Photo dated March 2005 by ARG.

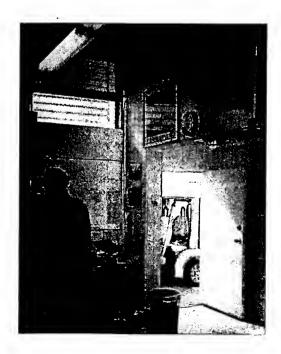


Figure 11: Exit to center driveway on the west side of the east bleacher from the NPS offices. Photo dated March 2005 by ARG.





Figure 12: View of tiled surfaces of former men's shower, now used as storage. Note staining from arrested water infiltration in the area of the skylights, east end of central bleacher, looking west. Photo dated March 2005 by ARG.

Figure 13: View of former men's shower, east end of central bleacher, looking east. Photo dated March 2005 by ARG.



Figure 14: View of passage below central bleacher, looking east. Photo dated March 2005 by ARG.



Figure 15: View of passage below central bleacher, looking west. Photo dated March 2005 by ARG.

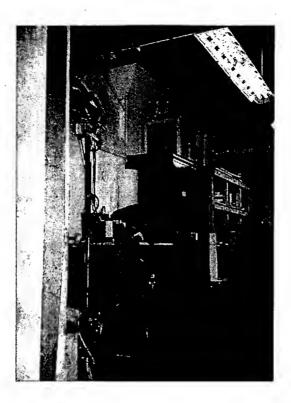


Figure 16: View of museum storage room, south of main passage, below central bleacher. Photo dated March 2005 by ARG.

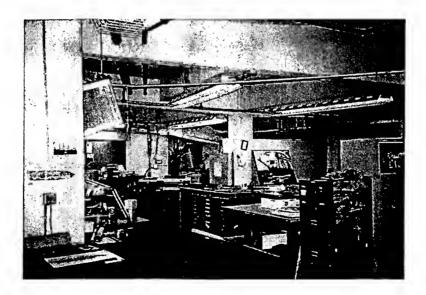


Figure 17: Exhibit office space below central bleacher, looking northwest into office. Photo dated March 2005 by ARG.

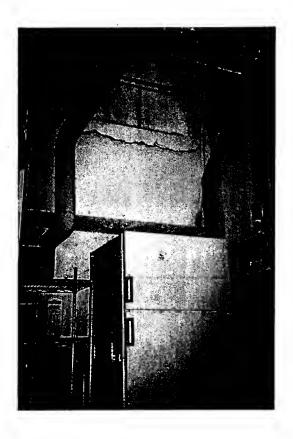




Figure 18: View of north wall of storage/kitchen area below west bleacher. Note crack below window. Photo dated March 2005 by ARG.

Figure 19: View of senior crafts room below west bleacher, looking southeast. Photo dated March 2005 by ARG.

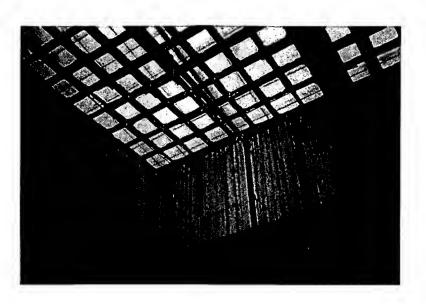


Figure 20: View of typical condition of skylights with evidence of water infiltration . Photo dated March 2005 by ARG.

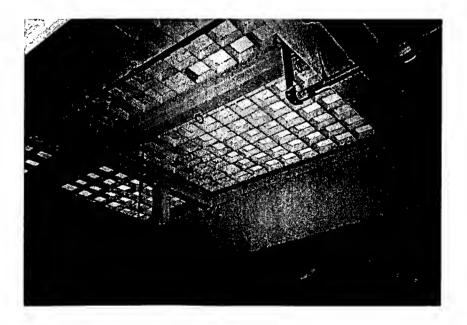
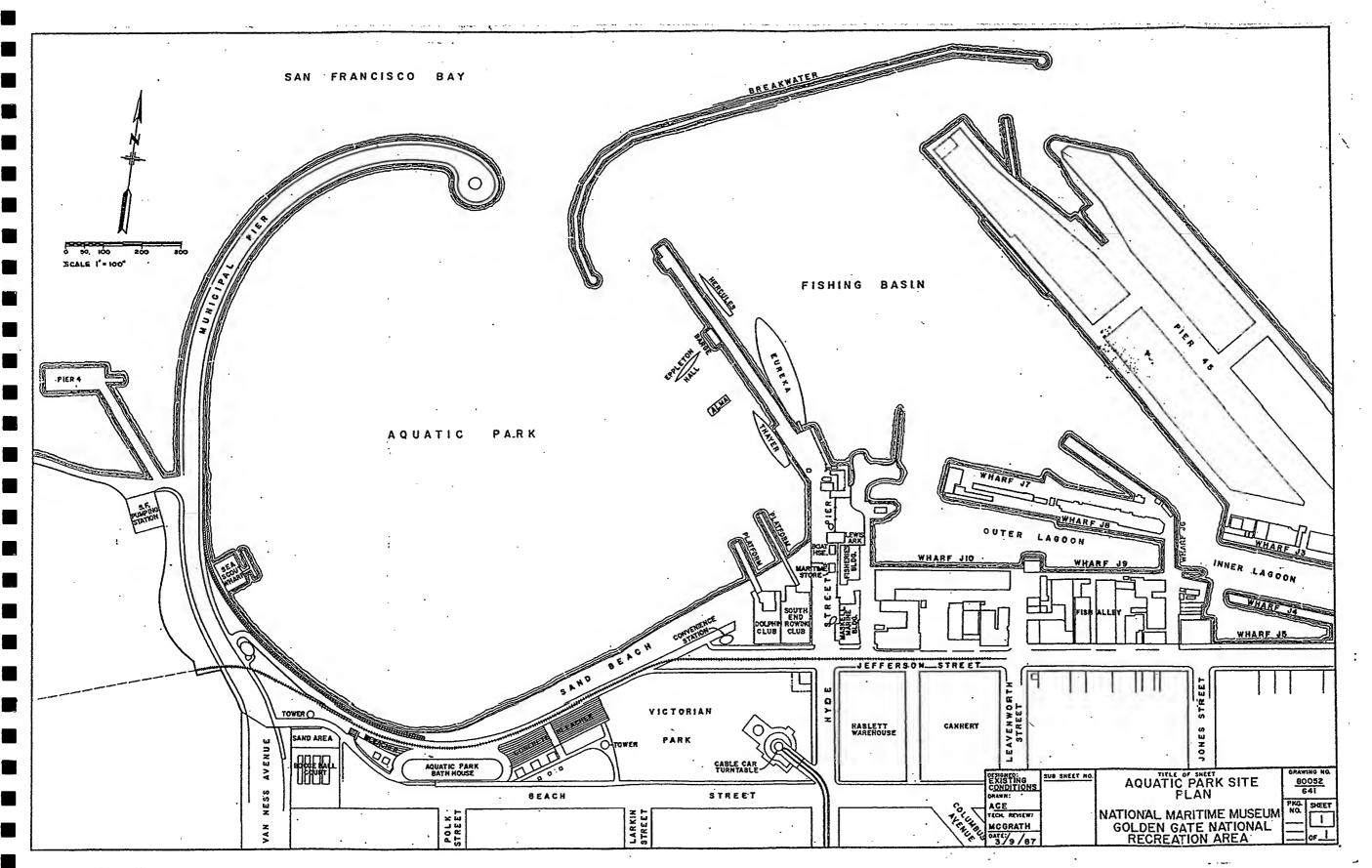


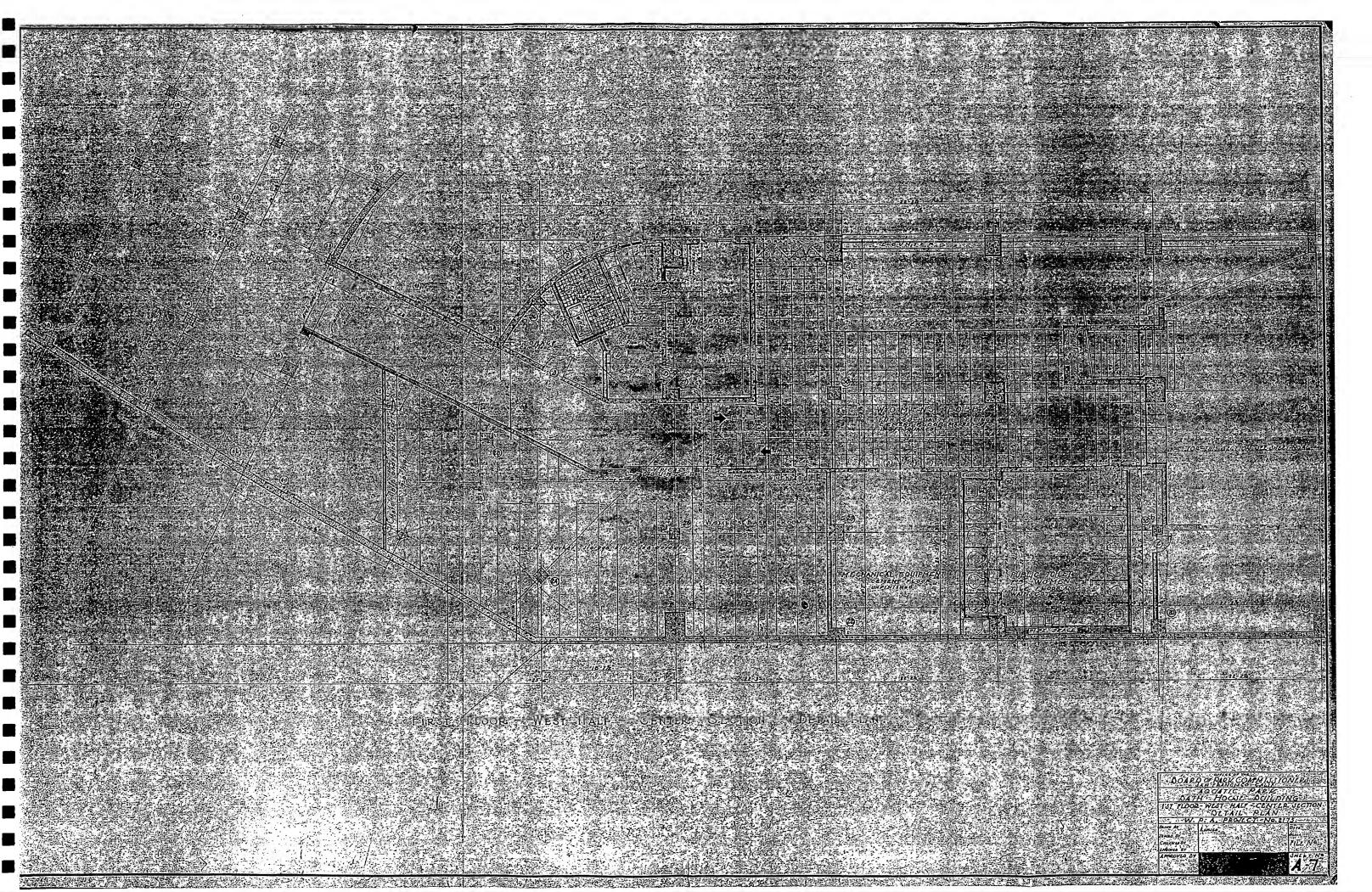
Figure 21: View of typical condition of skylights with evidence of water infiltration . Photo dated March 2005 by ARG.

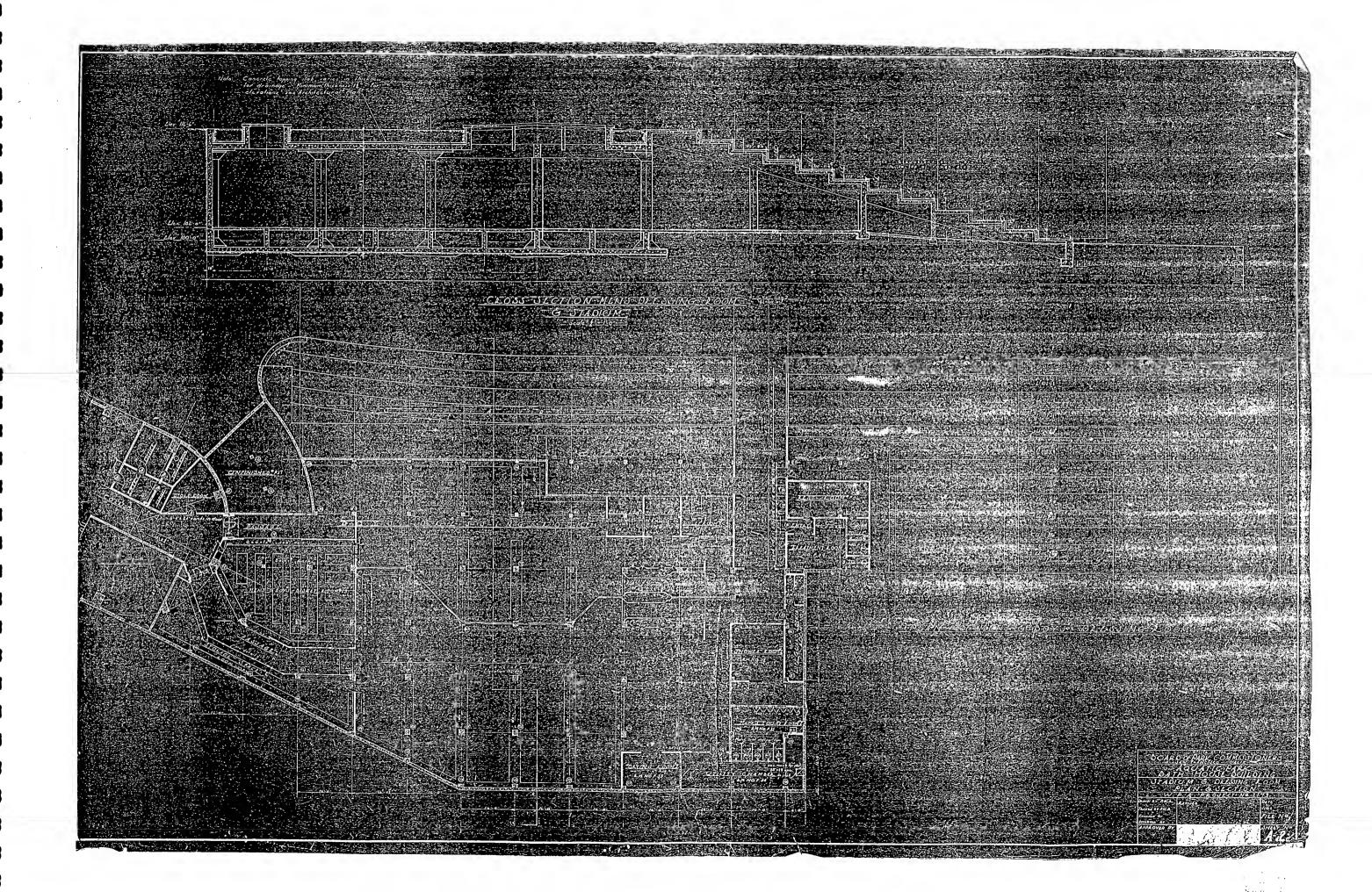
Appendix B Historical Drawings

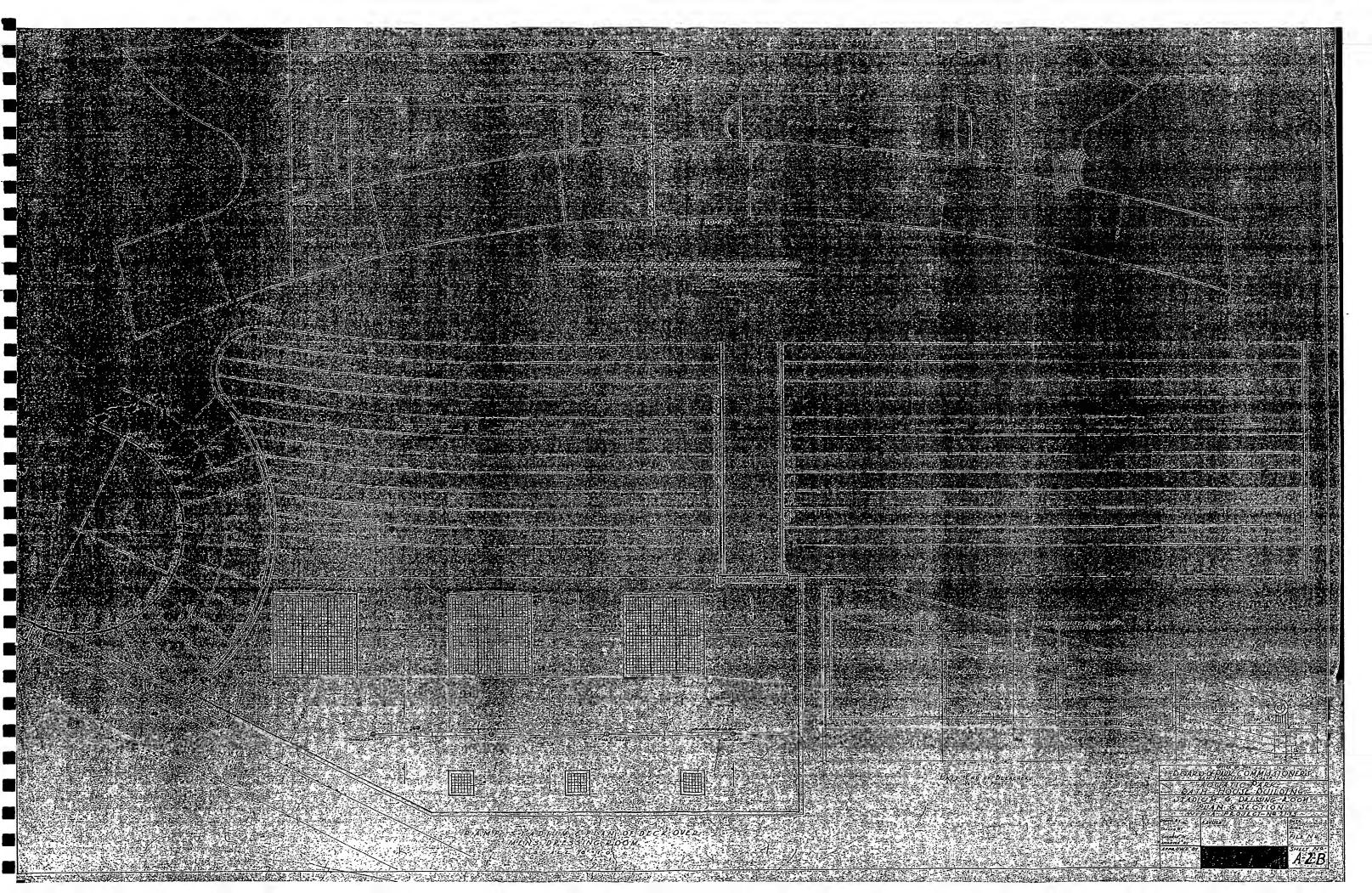


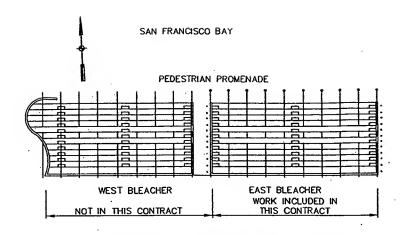
For Study Purposes Only
All Other Uses Require Permission
and Credit of
San Francisco Maritime
National Historical Park

Museum Plans Collection
HDC 555, Aquatic Perk
See Archivist



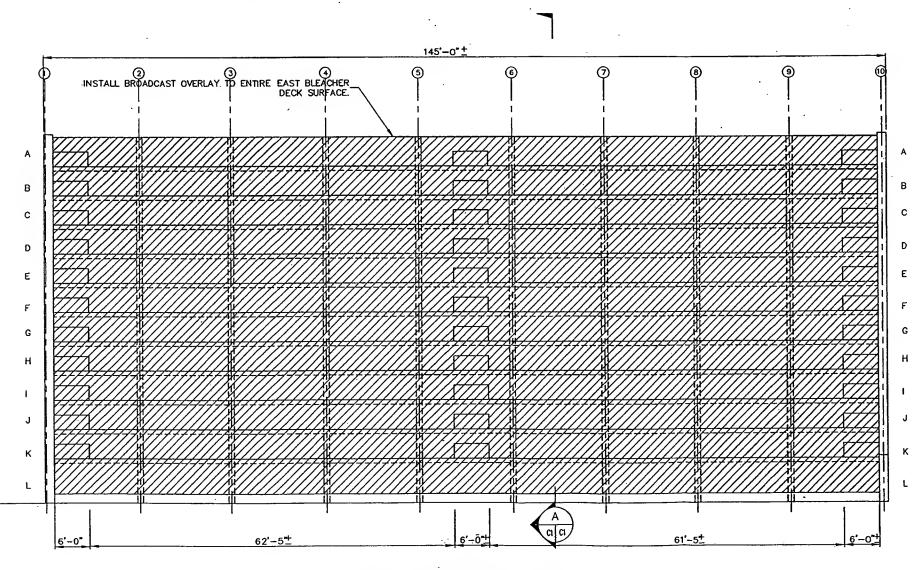






OVERALL BLEACHER--PLAN

1"=40"



EAST BLEACHER--PLAN

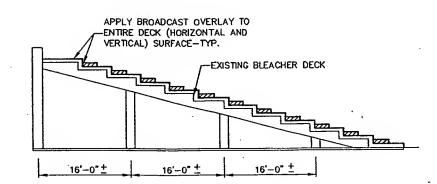
TECH. REVIEW MOFFATT & NICHOL ENGINEERS DATE: 6-98 WALNUT CREEK, CALIFORNIA

-BINDER COAT AND AGGREGATE BROADCAST -EPOXY RESIN PRIME COAT -EXISTING CONCRETE

BROADCAST OVERLAY-SECTION

GENERAL NOTES:

1. CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS AND DIMENSIONINS.
2. ALL WORK SHOWN IN NEW UNLESS NOTED AS



SUB SHEET NO.

DESIGNED:

EAST BLEACHER--SECTION

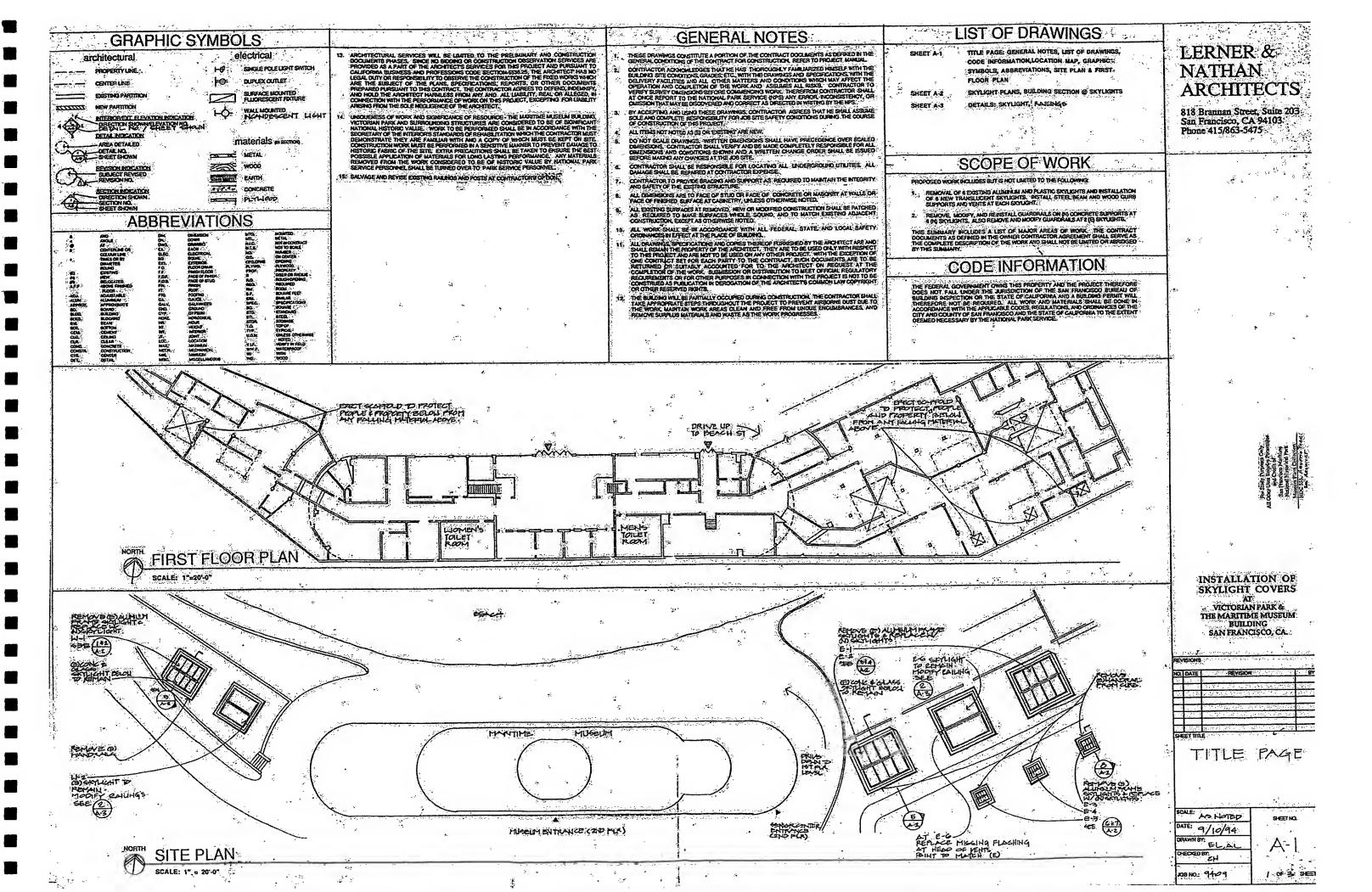


EAST BLEACHER RESURFACING AT AQUATIC PARK NATIONAL PARK SERVICE SAN FRANCISCO MARITIME NATIONAL HISTORIC PARK

PKG. SHEET 2

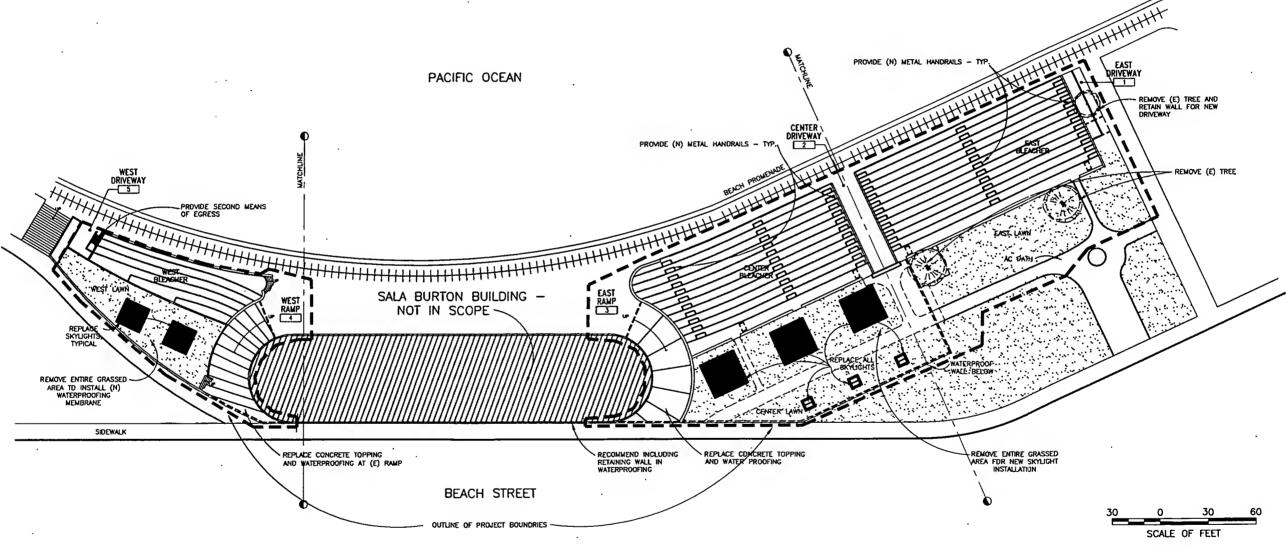
DRAWING NO.

PLANS AND SECTIONS



Appendix C Existing Conditions Drawings, dated 23 May 2005, by BSA Architects

SHEET NOTES



DESIGNED:

SUB SHEET NO.

TECH. REVIEW:

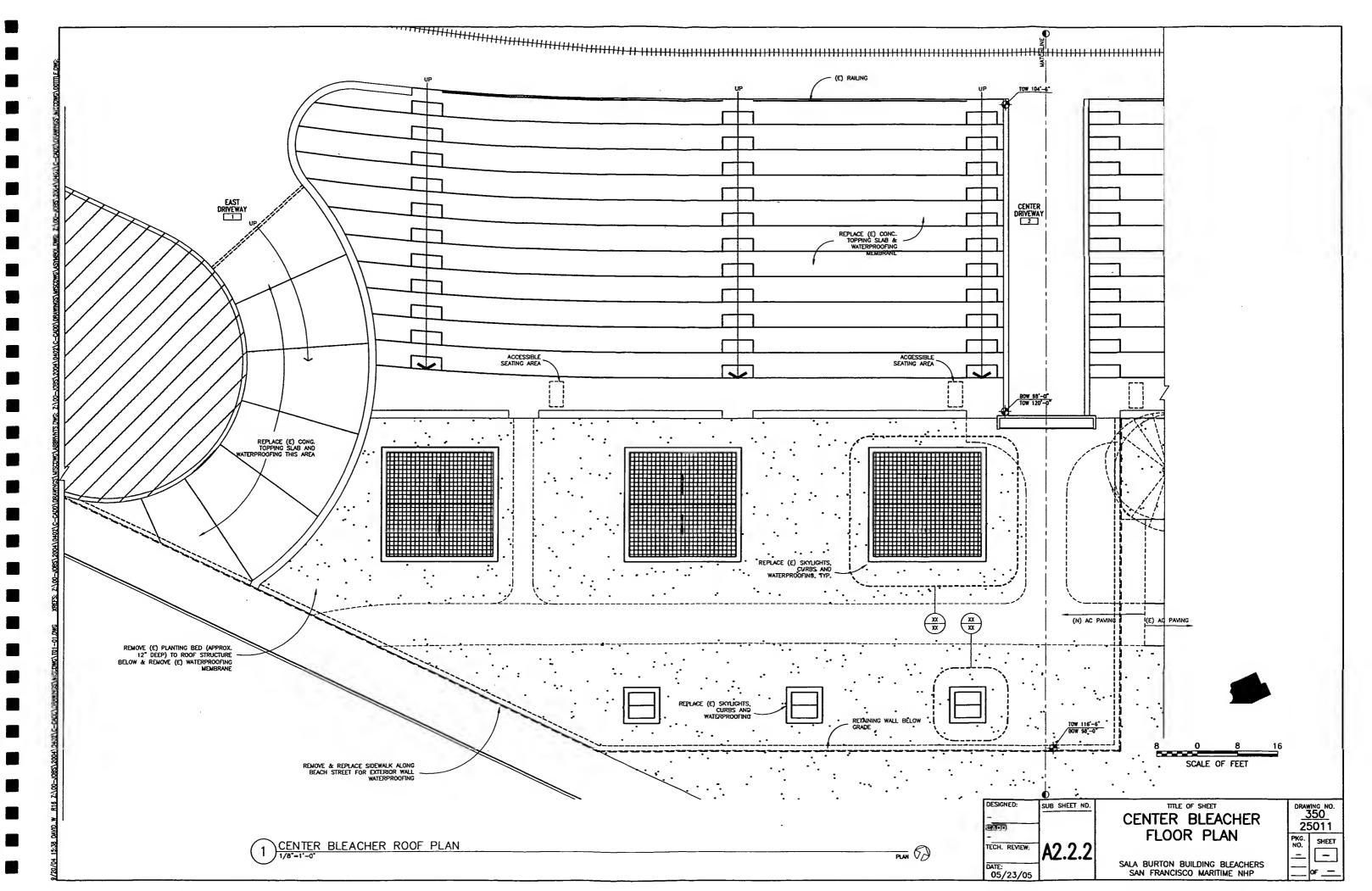
DATE:
05/23/05

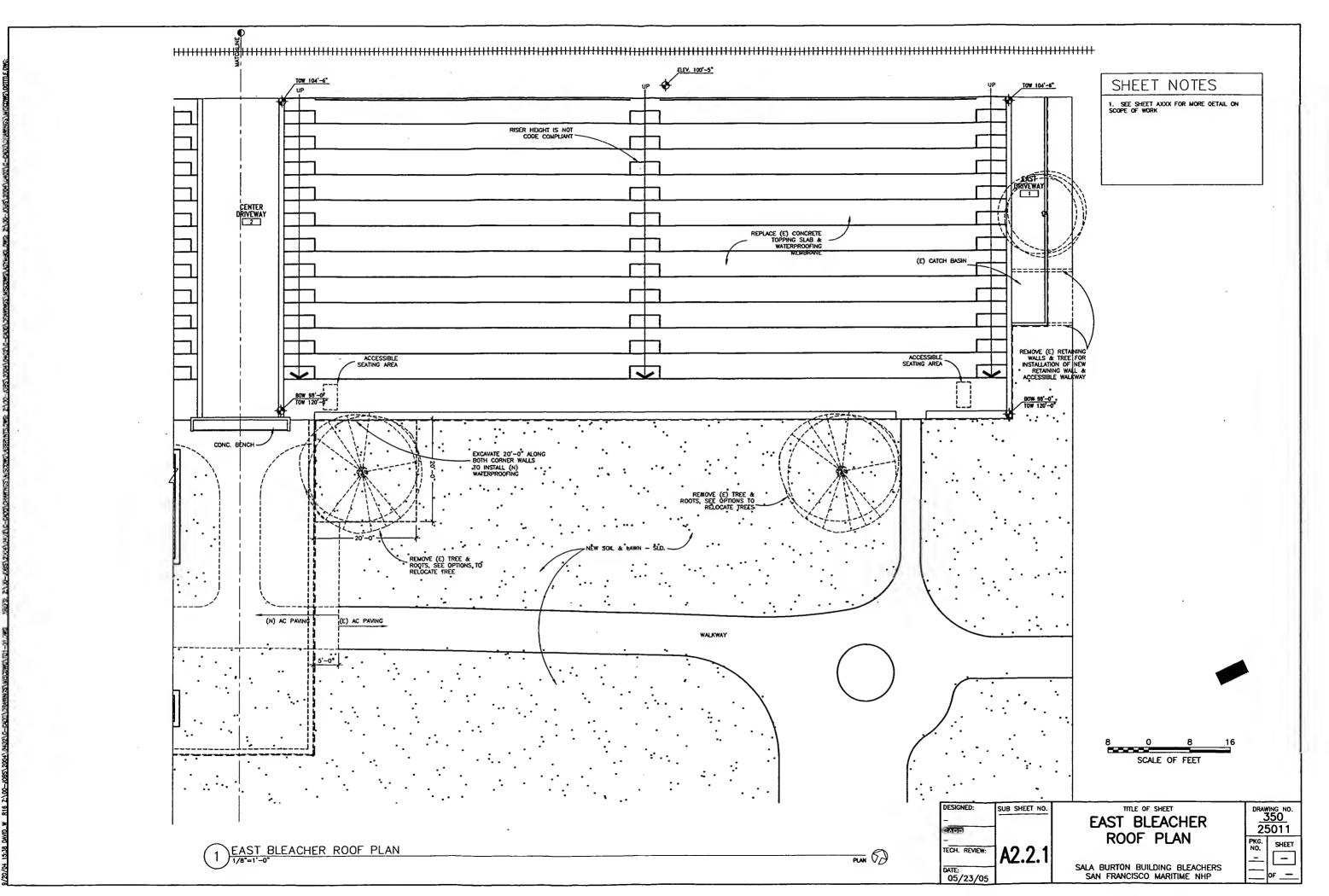
SITE PLAN/ SCOPE OF WORK

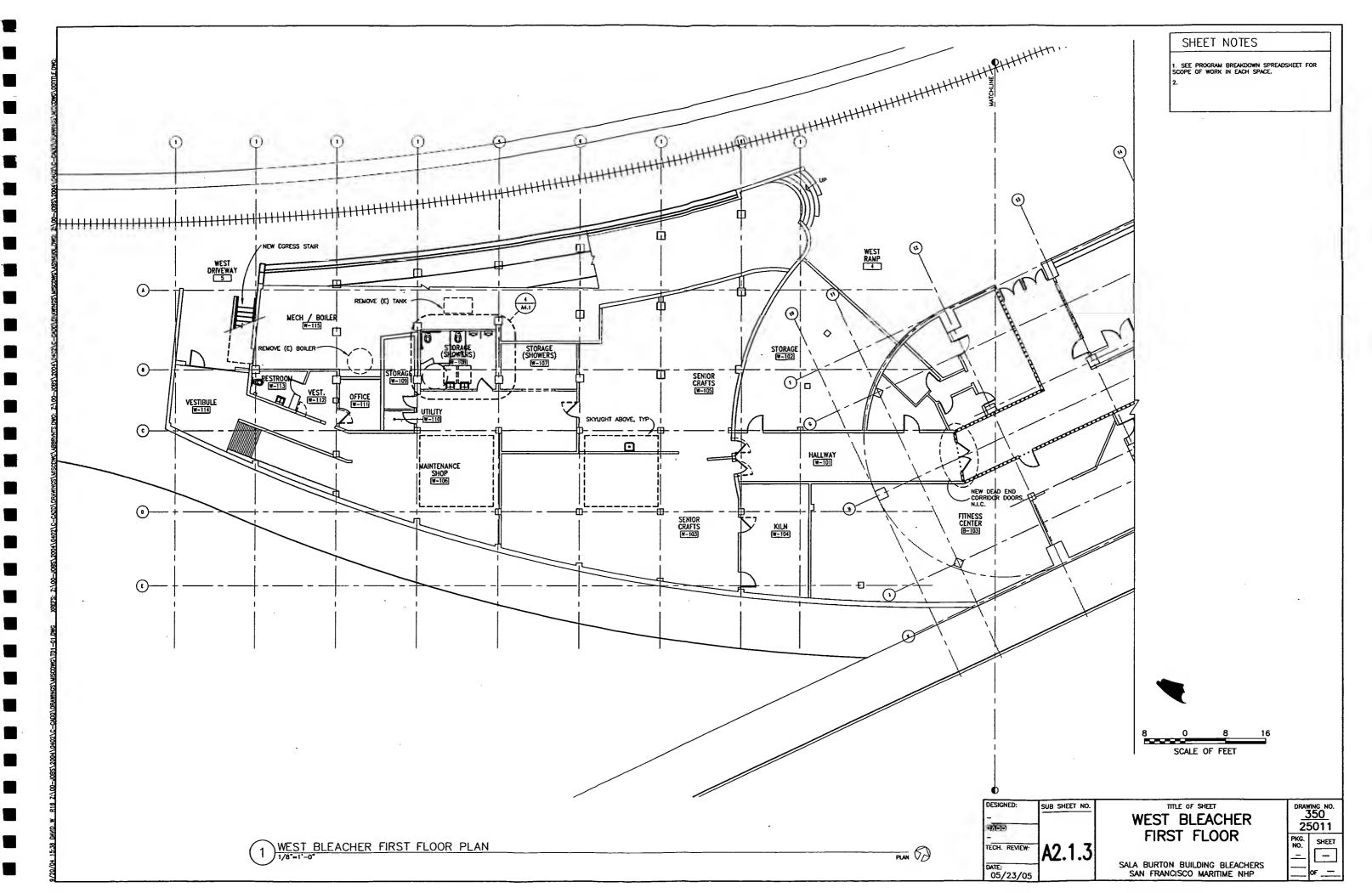
SALA BURTON BLEACHERS
SAN FRANCISCO MARITIME NHP

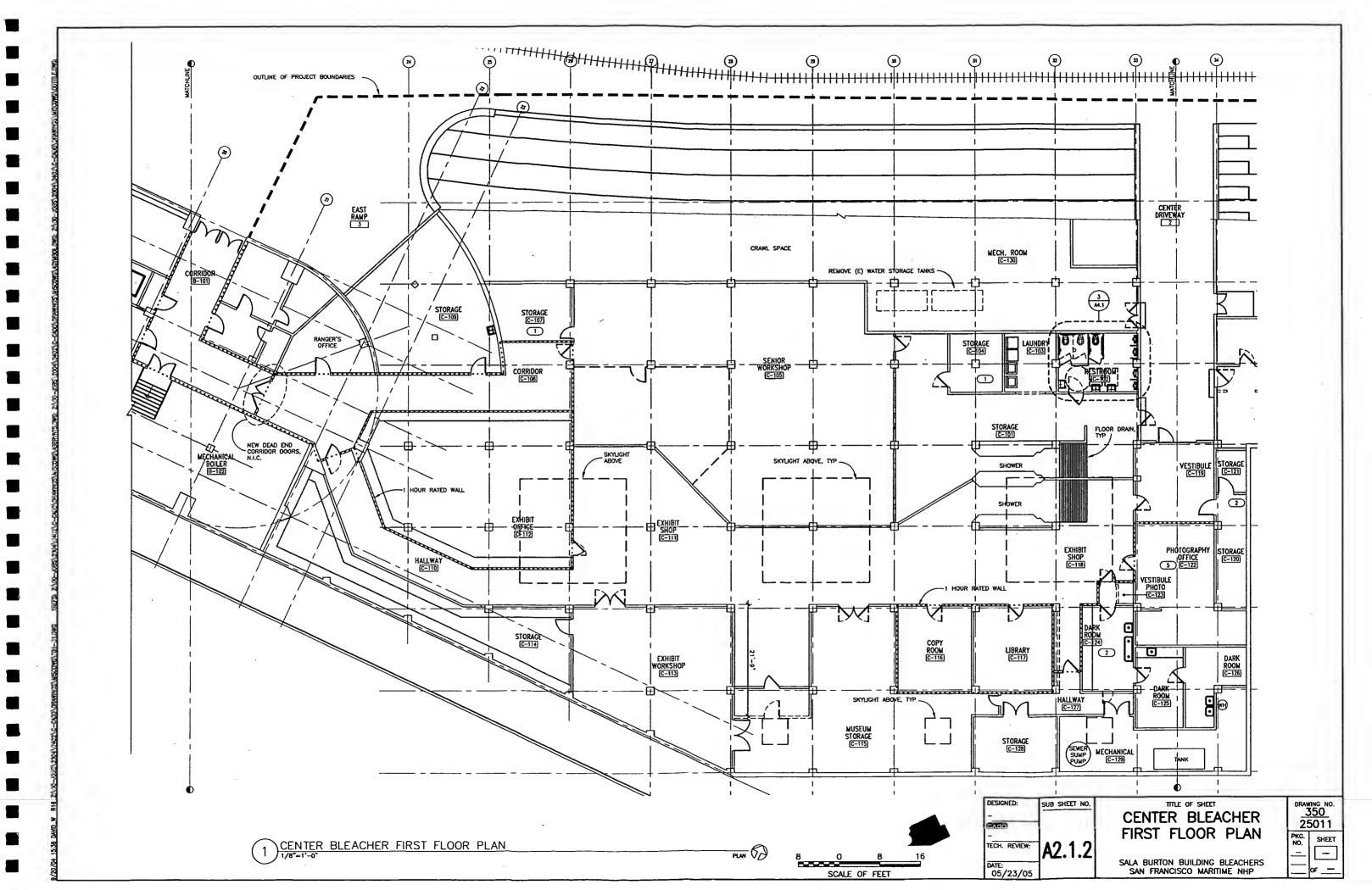
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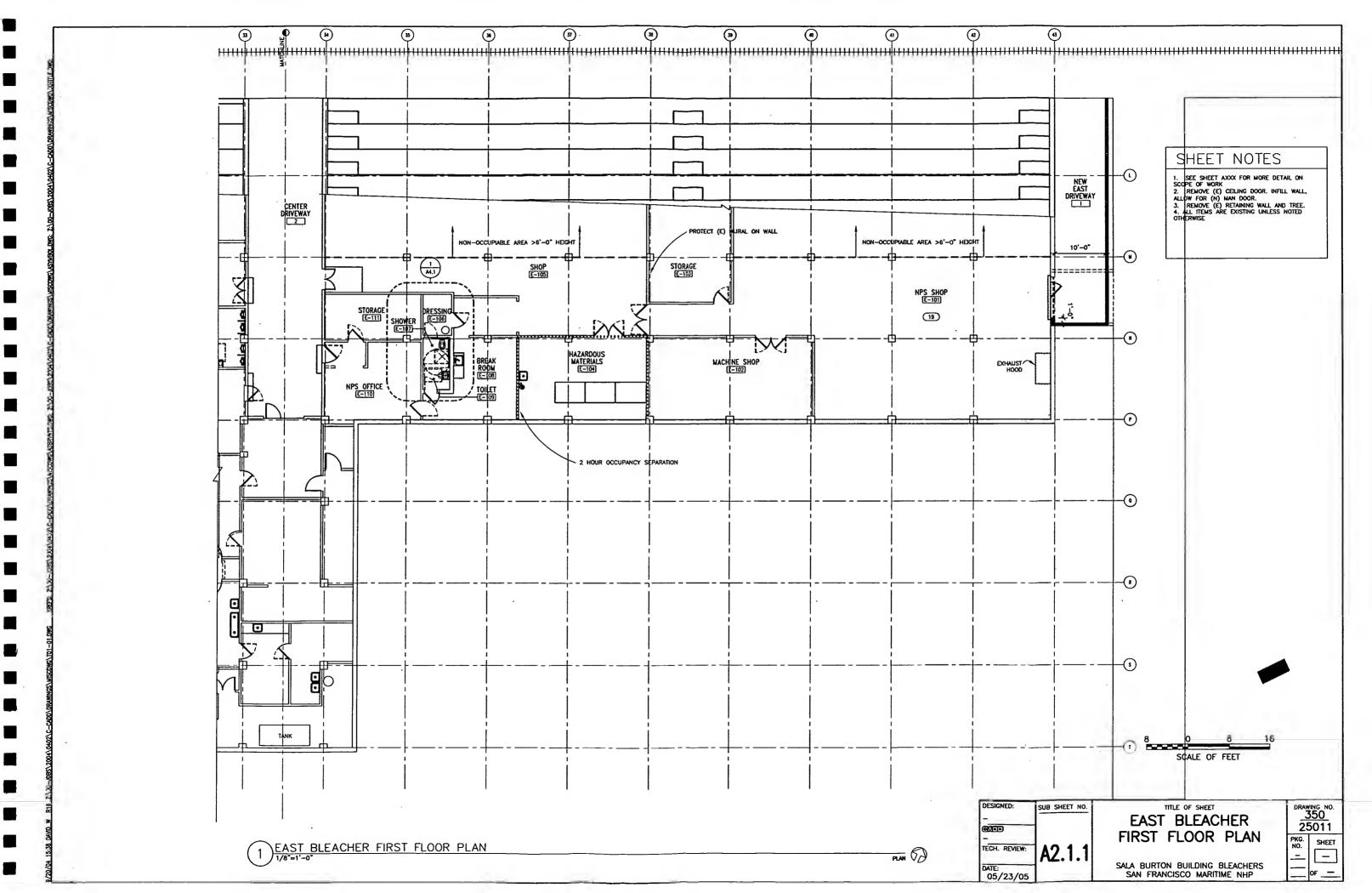
SHEET

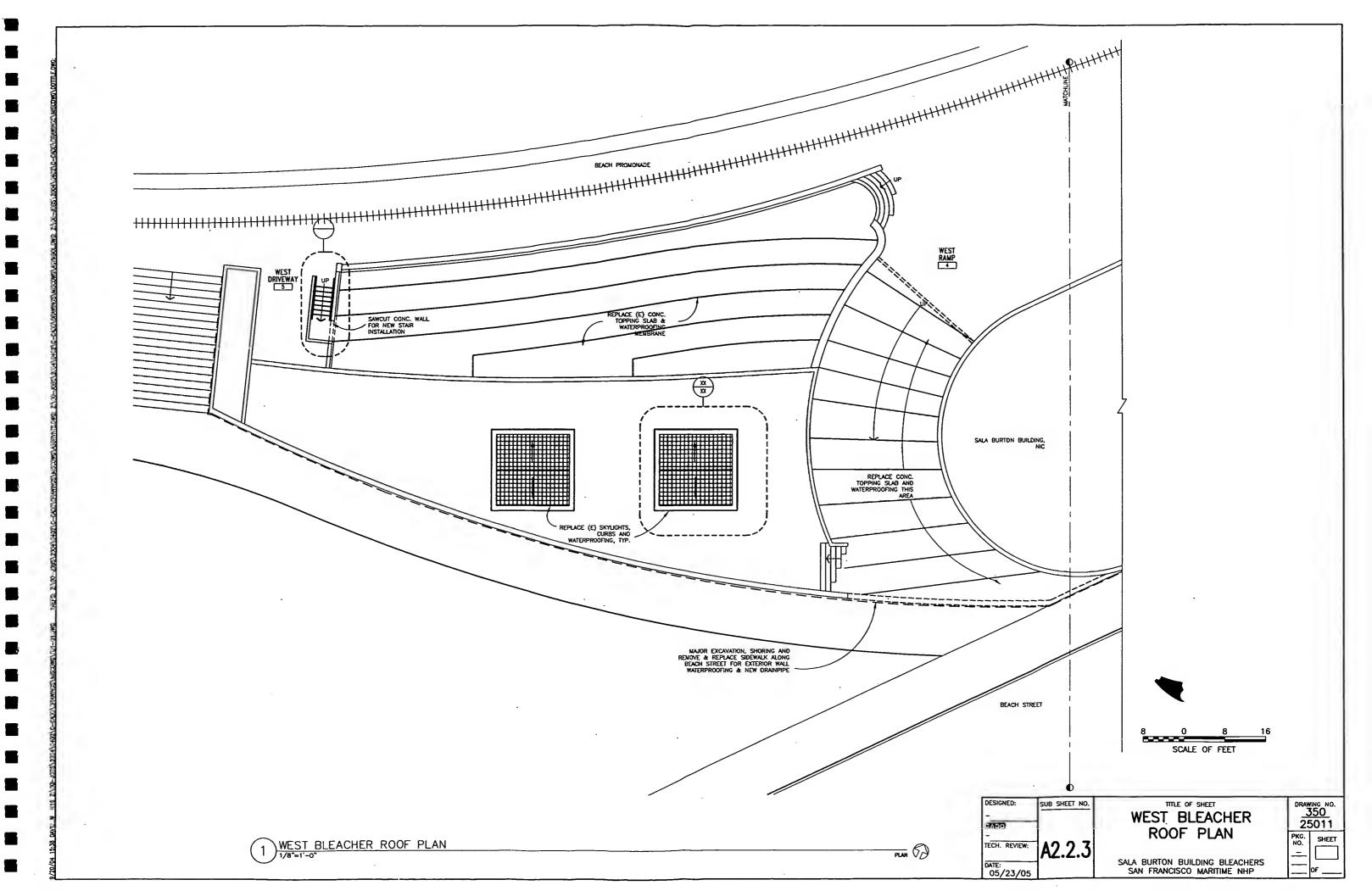




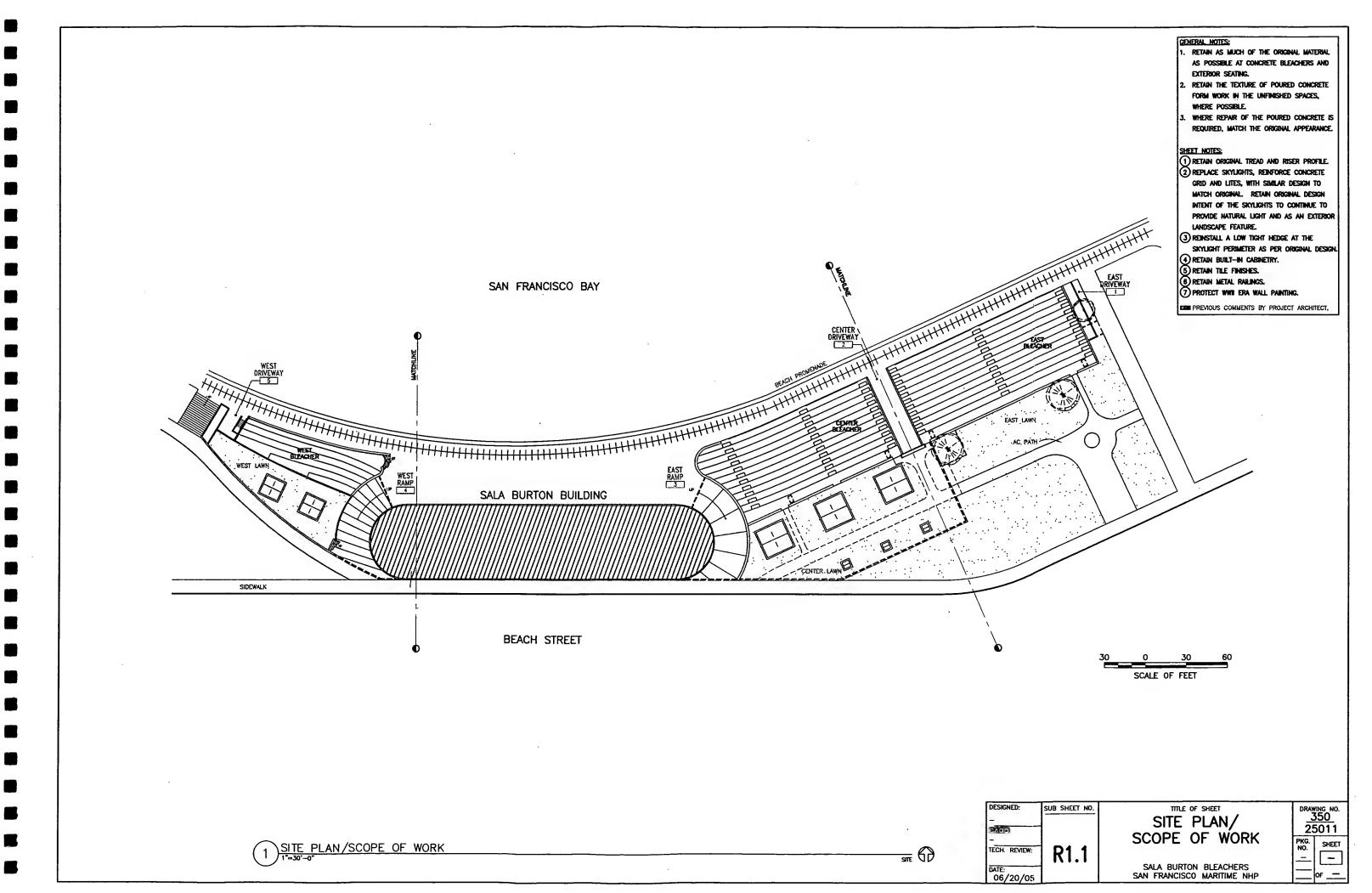


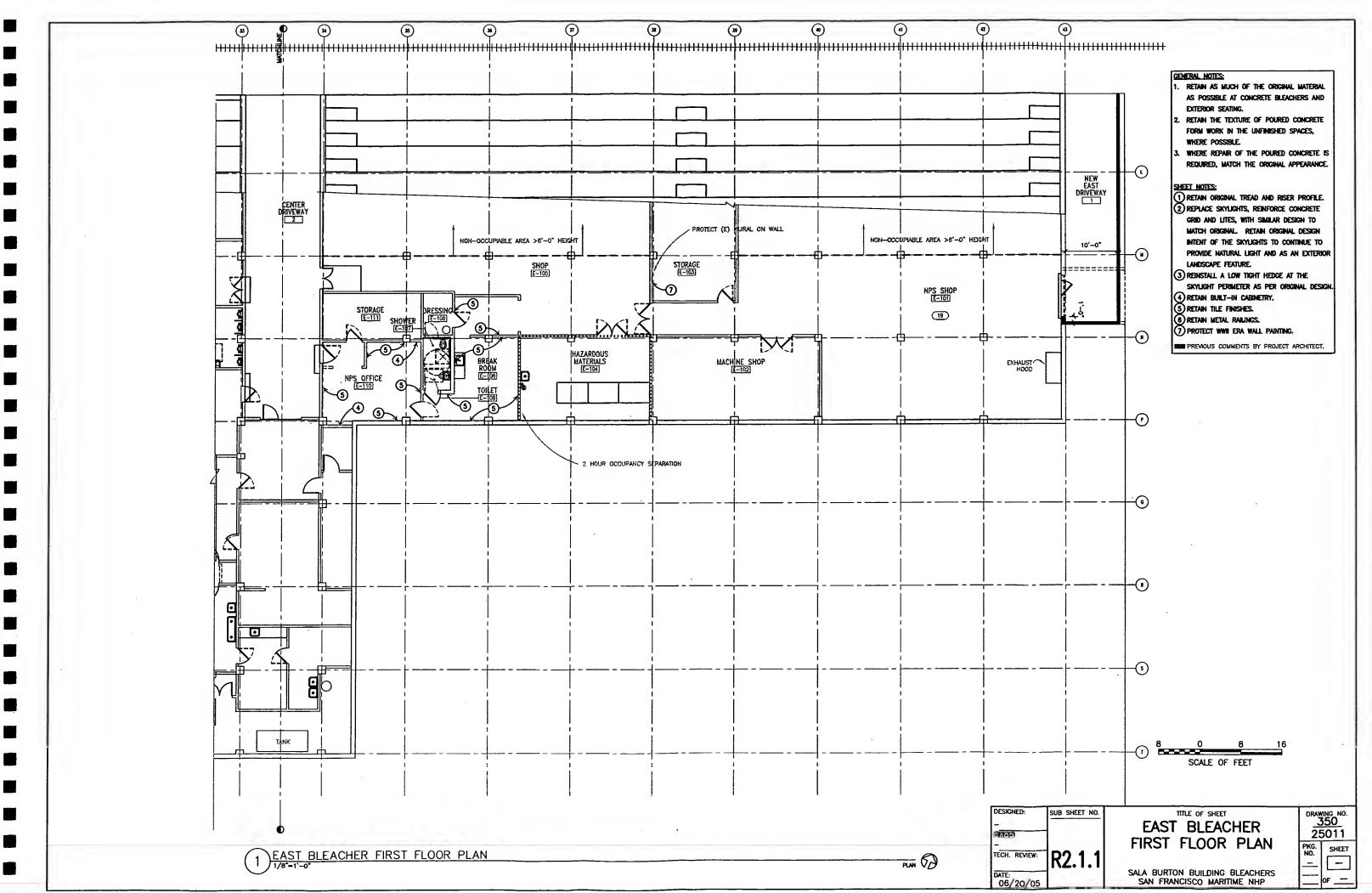


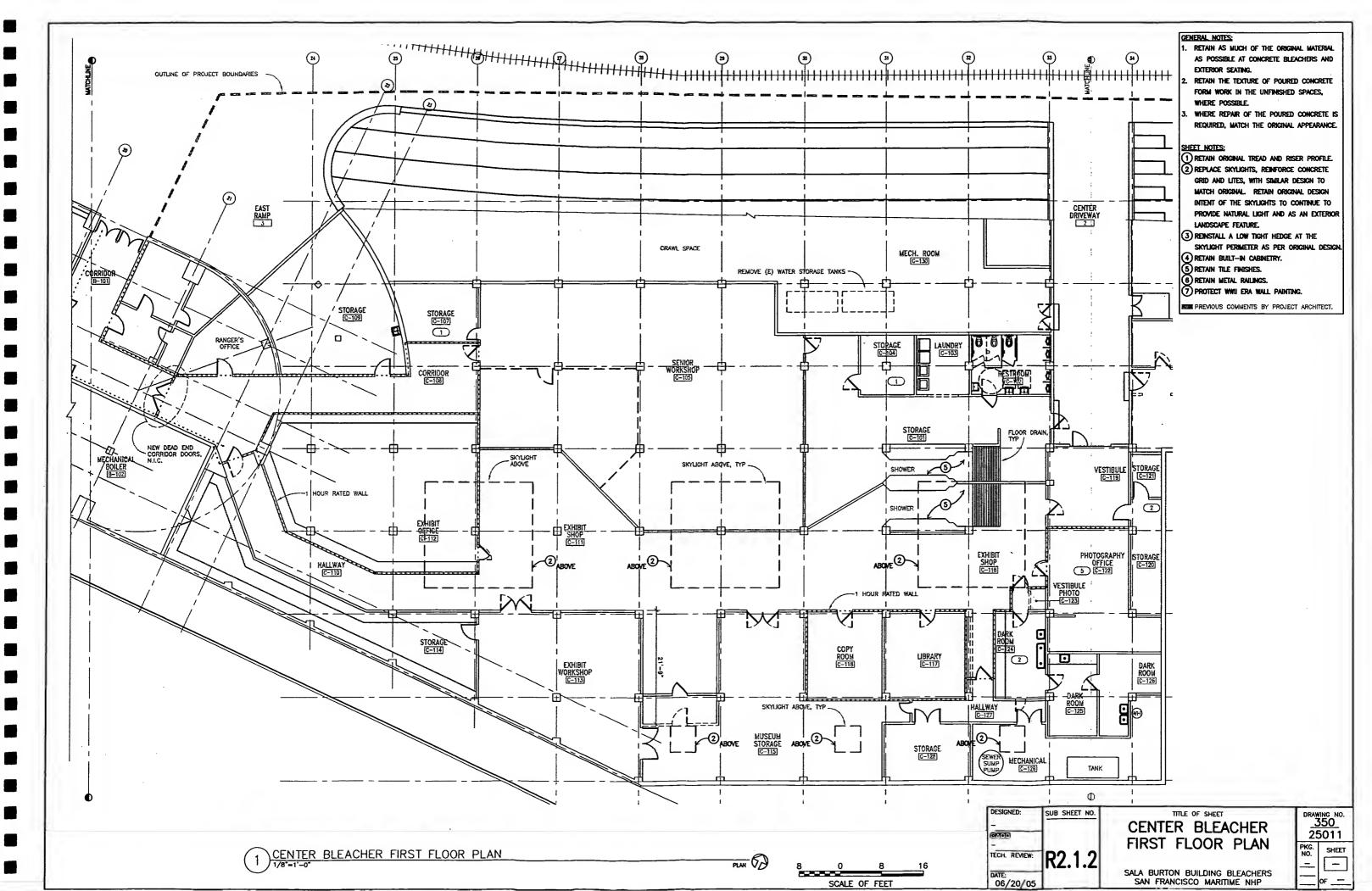


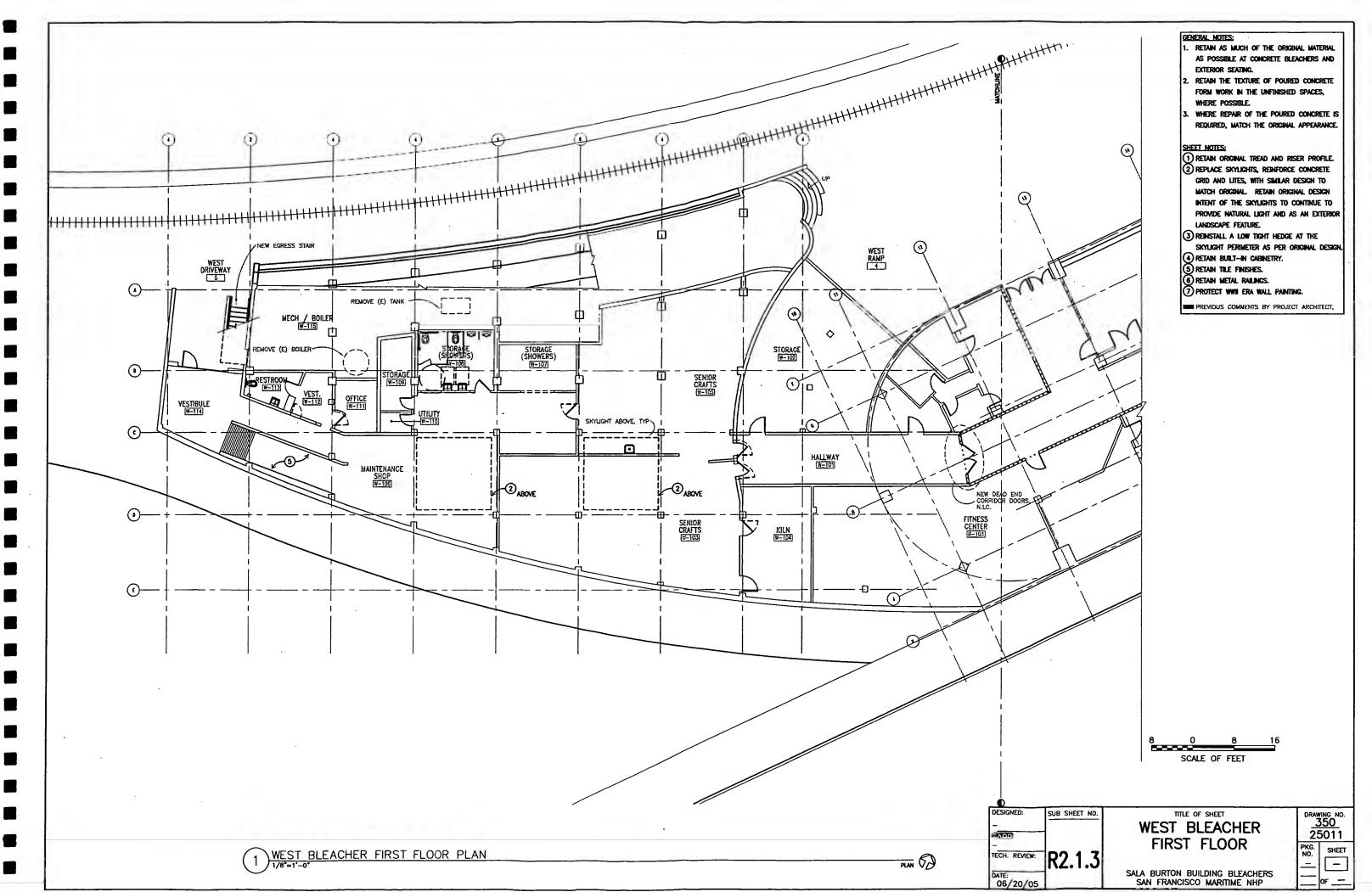


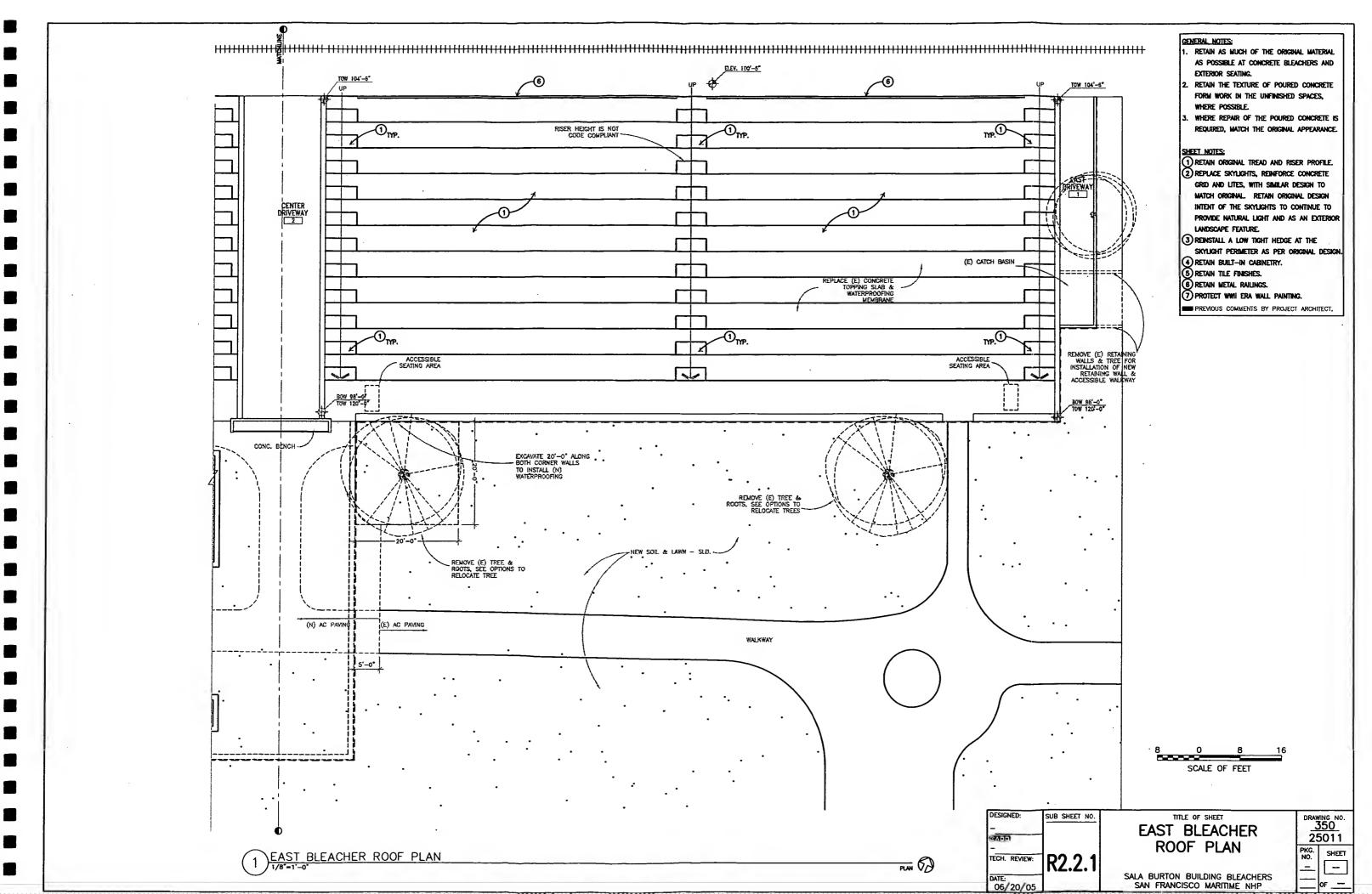
Appendix D Recommended Treatment Drawings, dated 20 June 2005, by Architectural Resources Group

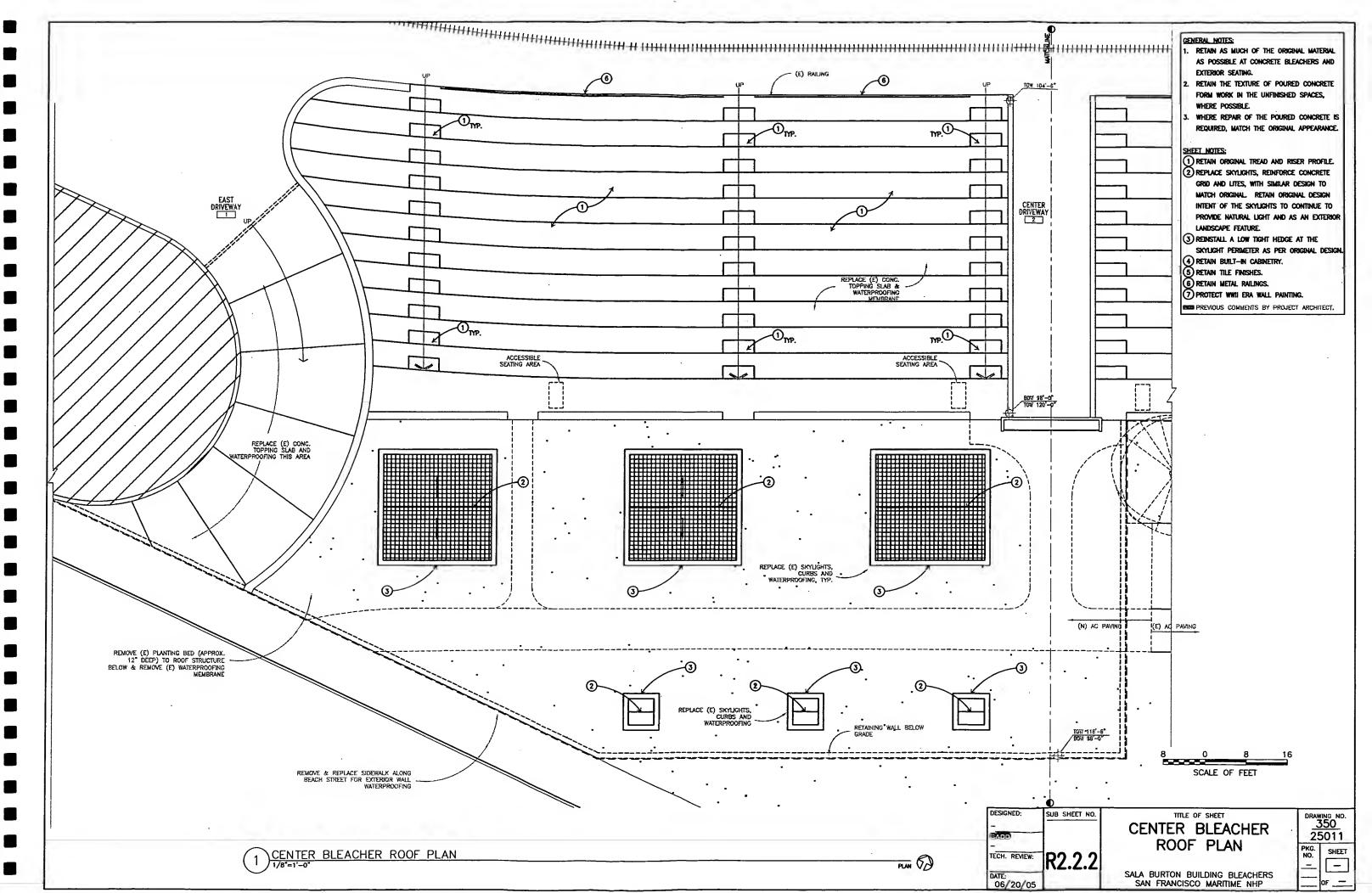


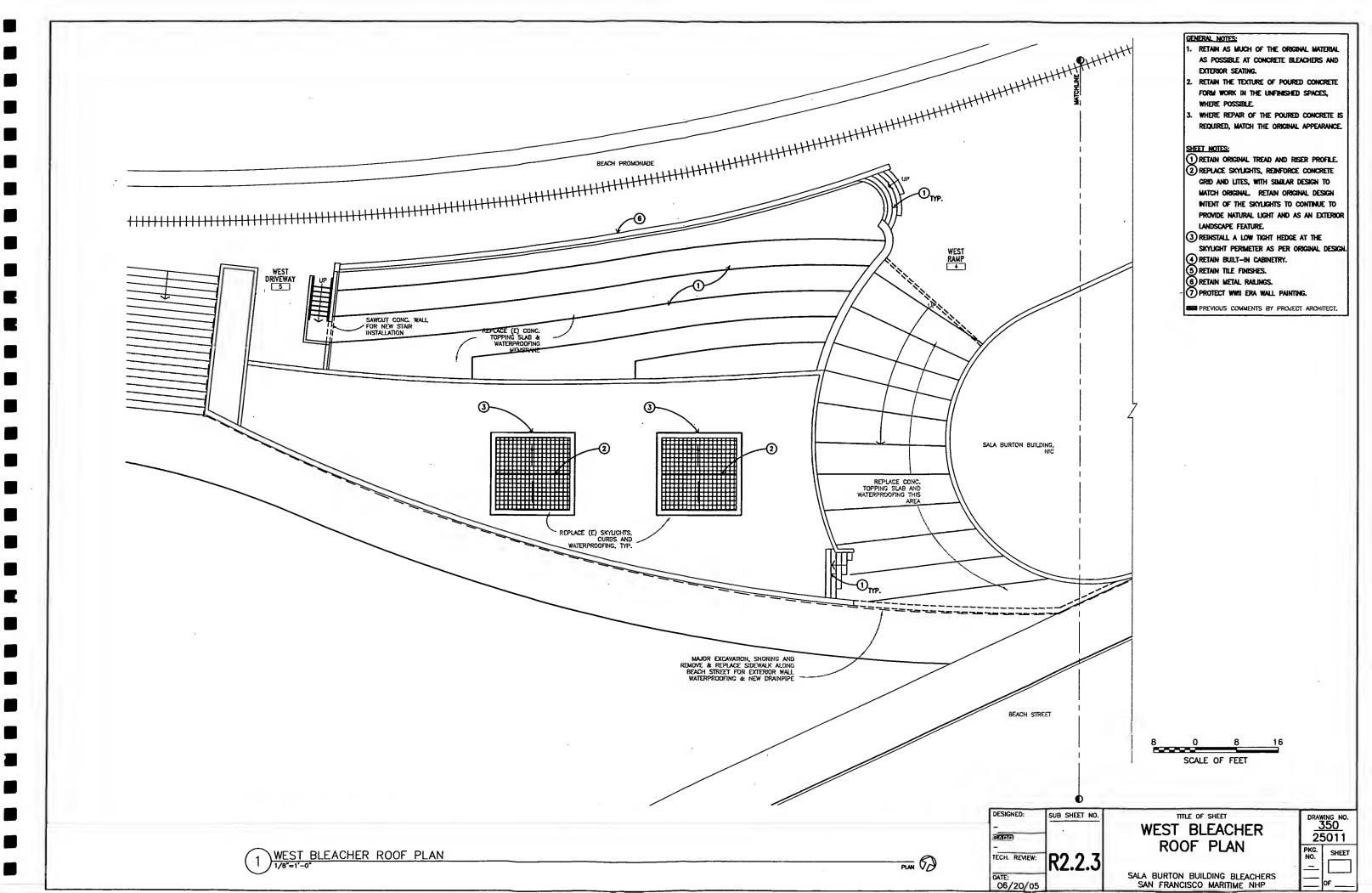












Appendix E NPS Report Review Comments and Actions, dated June 2005

DENVER SERVICE CENTER

Quality Assurance

Milestone

SAFR-102086-HSR

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The state of the s	The second secon	
Project Title: Rehabilitate Falling Amphitheater NPS Project Manager: Mike Casias	r NPS Project Manager: Mike Casias	Phone No.: 303-969-2302
Construction FY: 2007	NPS Project Specialist: Brian Lippert	Phone No.: 303-969-2234
A/E Prime: BSA Architects	NPS Contracting Officer: Sally McMahon	Phone No.: 303-969-2413
QA Due Date: 5/17/05	NPS Contract Specialist: Saliy McMahon	Phone No.: 303-969-2413
OA Completed & Posted Date:5/25/05		

Remarks/Special Instructions: 52.236-23 Responsibility of the Architect-Engineer Contractor.

RESPONSIBILITY OF THE ARCHITECT-ENGINEER CONTRACTOR (APR 1984)

(a) The Contractor shall be responsible for the professional quality, technical accuracy, and the coordination of all designs, drawings, specifications, and other services furnished by the Contractor under this contract. The Contractor shall, without additional compensation, correct or revise any errors or deficiencies in its designs, drawings, specifications, and other services

(b) Neither the Government's review, approval or acceptance of, nor payment for, the services required under this contract shall be construed to operate as a waiver of any rights under this contract or of any cause of action arising out of the performance of this contract, and the Contractor shall be and remain liable to the Government In accordance with applicable law for all damages to the Government caused by the Contractor's negligent performance of any of the services furnished under this contract.

SEE THE TABS AT THE BOTTOM OF THIS FORM FOR INDIVIDUAL REVIEW COMMENTS

Quality. Assurance review comments shall apply to all issues throughout the review set that have either identical or similar concerns. No attempt is made to identify all occurrences. The contractor's own Quality Control shall ensure that these review comments are thoroughly resolved prior to any subsequent submittals.

ROUTING INFORMATION (route only to marked

boxes):

	Discipline	Summary Comments
7	Civil Engineering (CE-WW/W)	LRT 5/16/05 No comments.
7	Civil Engineering (CE-Surv/Site)	JR 5/17/05 no comments
>	Landscape Architecture (LA)	JHC 5/12/05 no comments
7	Architecture (AR) / Lighting (LT)	5/06/05 See comments
7	Preservation Architecture (PA)	DS 5/9/05 See comments
7	Structural Engineering (SE)	LR 5/6/05 Refer to comments.
7	Mechanical Engineering (ME)	AMR 5/23/05 - No comments.
7	Electrical Engineering (EE)	CRS 5/16/05 No comments
7	Roofing/Waterproofing (RW)	PET 5/25/05 No Comments
7		bo 5/6/05 See Comments Is this building safe to occupy? This is not a Type I, it is actually Type
-	Safety Engineer (SF)	1V or V.
	Constructability (CN)	
	Estimating (EST)	
	NPS-10 (ET)	
	Natural Resource Specialist (NRS)	
	Cultural Resource Specialist (CRS)	
7	Project Specialist (PS)	
>	Project Manager (PM)	
7	Park	

Milestone

HSR_X_PD_SD_X_DD__CD-100% Draft__CD-100% Complete_

ARCHITECTURE-LIGHTING
REVIEWER:
DATE REVIEWED:

NO.	DWG or SPEC SECTION	QUALITY ASSURANCE COMMENT	RESPONSE
1		The document has no mention of the interior and exterior lighting. These elements are important to the overall character defining features. The documentation of the significance of the fixtures and approaches would certainly be of great value in future retrofit assessments.	The document has no mention of the interior and exterior see description of Interior Spaces Below Bleacher for interior ighting. These elements are important to the overall character lighting, all utilitarian. No exterior fixtures with the exception of defining features. The documentation of the significance of he fixtures and approaches would certainly be of great value of turns retrofit assessments.
2		End of comments.	
3	-		

SAFR-102086-HSR

SAFR/102086 PMIS

Milestone

HSR_X PD_SD_DD_CD-100% Draft_CD-100% Complete_

PRESERVATION ARCHITECTURE
REVIEWER: Dave Snow (303) 987-6631
DATE REVIEWED:

	_		-			_,
RESPONSE	Done.	Done.	Done.	Done,		
QUALITY ASSURANCE COMMENT	This report should be bound with a cover. It is a formal report and will be sent to the library of Congress, among other places.	Fan-folded 11 X 17 inch 1/2 size drawings need to be provided for the following: Annotated and referenced Historic Drawings Annotated and referenced Existing Condition Drawings Annotated and referenced Recommended Treatment	Drawings Annotated and referenced historic photographs need to be	provided. These Design Recommendations need to be graphically represented on Recommended Treatment Drawings.	End of comments	
DWG or SPEC SECTION	General	Drawings	Historic	Photographs Page 17		
NO.	-	2	က	4	5	G

Milestone

HSR_X_PD_SD_X_DD__CD-100% Draft__CD-100% Complete__

STRUCTURAL ENGINEERING

Larry L. Reynolds, P.E. (303) 987-6630 5/6/2005

REVIEWER: DATE REVIEWED:

NO.	DWG or SPEC SECTION	QUALITY ASSURANCE COMMENT	RESPONSE
-		Design Recommendations page 17: Should recommendations Done. include addressing the deteriorated structural elements? Please clarity	Done.
2		General: document appear to be architectural based with no Not part of document scope. engineering input.	Not part of document scope.
က		General: HSR appears to have been submitted "out-of-sequence."	Contract issued out-of-sequence.
4		End of review comments.	
ď			

SAFR-102086-HSR

SAFR-102086-HSR

Milestone

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SAFETY ENGINEERING

REVIEWER: Brian C. Olson P.E., CSP (303) 969-2196

DATE REVIEWED:

	DWG or SPEC	QUALITY ASSURANCE COMMENT	RESPONSE
-	III. Page 9	It is a misnomer to call this a reinforced concrete building, with The wood beams and columns were installed as temporary so many failed structural elements. The original construction type should no longer be considered as Type I, and it should be considered Type II.	The wood beams and columns were installed as temporary shoring circa 2002.
7	III. Page 9	A code analysis should be done to determine if this building is Completed by BSA Architects, prime architect. even safe to occupy. At other parks we have stabalized buildings, but we don't occupy them at the same time. The use seems to be a mix of A-5, B, and F-1.	Completed by BSA Architects, prime architect.
ю 4		(End of comments)	

SAFR-102086-HSR

Milestone

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PROJECT SPECIALIST

REVIEWER: DATE REVIEWED:

	RESPONSE																									
	QUALITY ASSURANCE COMMENT																									
ZEVIEWED:	NO. SECTION																									
DAIE	NO.	1	2	3	4	2	9	7	8	6	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25

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1 of 1

DSC-49 Revised December 2003

SAFR-102086-HSR

Milestone

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PROJECT MANAGER

REVIEWER:

DATE REVIEWED:

NO.	SECTION	QUALITY ASSURANCE COMMENT	RESPONSE
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General I found that structure acts bleacher stru Bathhouse, bleacher structure acts bleacher structure acts bleacher structure acts bleacher structure. Was this rep My understa bathhouse cc bath was part of a reader not fas Reference to his seminal a Kortums' pre He was the vy National Parl Scott Newhal Franciscott Newhal Page 6 Change the no bathhouse co bathhouse co bathhouse co bathhouse of Chronology structure Mustrime Mu 1978 The Aqui 1977 San Fra interest in the 1978 The Aqui 1979 Lunder Existin 1893 to crad from Chronology structure Age 12 Under Existin 1993 to crad 1993 to crad		VG or SPEC SECTION		RESPONSE
Pege 2 Use consisted "Amphitheans consisted "Amphitheans consisted "Amphitheans consisted "Amphitheans consisted "Amphitheans a pege 3 Add "1915". Pege 4 The section of proper as opport	-	General	I found that inconsistent nomenclature throughout the document left this reader confused about which structure actually was the subject of or being referred to in the report. The terms Maritime Museum, bleacher structures, Maritime Museum Bleacher Building, Maritime Museum bleachers, Aquatic Park Bathhouse, bathhouse, and Aquatic Park Casino are used almost interchangeably throughout the document.	Done. For clerity, the terms "Cesino" end 'bethhouse" heve been elimineted except when used in the discussion of historicel context only. For consistency the term "Amphitheeter" is used to describe the overell project. "Bleechers" describes specific speces.
Pege 2 Use consisted Pege 3 Add "1915" Reder not fal Pege 4 The section of proper as opp Pege 5 Reference to his seminal a Kortums pre He was the vy National Parl Scott Newhall Francisco Ch Kortum to esi Pege 6 Under Archit [SH] Page 6 Change the no bathbouse con Chrone Existin [SH] Page 12 Under Existin [SH] Page 12 Under Existin [SH] Page 12 Under Existin con page 13 Under Existin con page 14 [SH] Page 12 Under Existin con page 15 Un			Was this report on the Aquatic Park bathhouse, the entire bathhouse complex, or just the bleachers? My understanding is that the preferred park nomenclature for the bleachers is presently the "Amphitheater." Perhaps the gross distinctions could be made by referring to the Aquatic Park bathhouse complex with the bathhouse and the bleachers structures as subsets of that complex. [SH]	
Pege 3 Add "1915" Pege 4 The section of far reader not far proper as opp Pege 5 Reference to his seminal a Kortums pre He was the vy National Parl Scott Newhall Francisco Ch Kortum to ess Pege 6 Under Architi [SH] Pege 6 Change the no bathouse cor pege 8 Chronology s 1977 San Fra interest in the 1978 The Aqu Maritime Mu Pege 10 Second from finishes on Pege 10 Second from finishes on Pege 12 Under Existin [SH]	٦	Pege 2	Use consistent nomenclature throughout. In the last paragraph change 'now Fort Mason'' to read 'now a part of Fort Mason.' Black point is only a feature of Fort Mason. [SH]	Done.
Pege 4 The section of proper as opp Pege 5 Reference to his seminal a Kortums pre He was the wy National Parl Scott Newhall Francisco Ch Kortum to ess Pege 6 Under Architi [SH] Page 6 Change the mobathouse corporate interest in the 1978 The Aq Maritime Mu Page 10 Second from finishes on Page 12 Under Existin [SH]	67	Pege 3	Add "1915" to the Panama Pacific International Exposition to place it in proper chronology for the reader not familiar with local history. [SH]	Done.
Pege 5 Reference to his seminal a Kortums' pre He was the vy National Parl Scott Newhall Francisco Ch Kortum to esi Kortum to esi Pege 6 Under Architi [SH] Pege 6 Change treferre [SH] Pege 8 Chronology so 1977 San Fra interest in the 1978 The Aqu Maritime Mu Page 9 Add: 1978 The Aqu Maritime Mu Pege 10 Second from finishes on finishes on [SH] Pege 12 Under Existin [SH] Pege 12 Under Existin [SH] Pege 12 Under Existin [SH]	4	Pege 4	The section on the Development of the Maritime Museum seems to concentrate upon the bathhouse proper as opposed to the bleachers structures. [SH]	Historical informetion pertaining only to the bleecher structures is minimel, rather the fecility is described as a whole in historical
Page 6 Page 6 Page 6 Page 6 Page 10 Page 12 Page 12			t" demeans his background as a Cape Horn sailor and the international maritime preservation movement. By Director of the San Francisco Maritime Museum. the Maritime Museum which has now become the defense of the San as a reporter at the San as an editor. Newhall assigned Nelson to work with as an editor.	Done,
Page 6 Page 6 Page 8 Page 9 Page 10 Page 12			r Architect William Mooser change "or Mooser, Sr." to read "known as Mooser, Sr." for clarity,	Done.
Page 6 Page 8 Page 10 Page 12 Page 12			Change reference to the "Haslett Warehouse" to read "Argonaut Hotel." [SH]	Done.
Page 8 Page 10 Page 12 Page 12			st sentence in this section from "Maritime Museum" to read "Aquatic Park H]	Done.
Page 9 Pege 10 Page 12 Page 12		'	time State Historic Park transferred the vessels at Hyde Street Pier and its ictorian Park to the Golden Gate National Recreation Area (GGNRA). authouse, Hastett Warehouse and the holdings of the San Francisco iation transferred to GGNRA including the ship BALCLUTHA. [SH]	Done,
Pege 10 Page 12 Page 12			Public showers were closed by order of the Superintendent of San Francisco Maritime NHP.	Done.
Page 12			SHJ	Done.
Page 12				Done.
			Under skylight conditions change the second sentence from "The protective covers were installed in 1993" to read "The protective covers, installed in 1993" since this is mentioned many times. [SH]	Done.

l d	Pege 12	The last contents come authorized Suggest the section (19)	Done
14:	! ! !	as	odie.
15	Paga 13	ding	Done.
16	Page 13	entence "Current uses include the National Maritime Museum, the San exhibition workshops, and a darkroom" should read "Current uses include Center and the exhibition workshops and darkroom of the San Francisco	Done.
17	Page 14	The confused terminology under Location and Design implies that the Aquatic Park bathhouse is the "Maritime Museum" and visa versa. [SH]	Done.
18	Page 15	Terminology in all paragraphs must be consistent. The last paragraph appears to be one of the only uses of "Maritime Museum Bleachers" other than in the title and on the first page. [SH]	Dona.
6.	Paga 2 (and throughout document)	I feel strongly the use of the terms "Maritime Museum Bleachers" and "Maritime Museum Building" is incorrect. The complex overall should be refered to as Aquatic Park. The bleachers are the "Aquatic Park Bleachers" (If it has to be "amphitheater" for the PMIS, then "Aquatic Park Amphitheater".). The main building is the "Aquatic Park Bathhouse Building". The building is currently in use as a maritime museum, but clearly was not built for the function, and this reality should not be lost. The bleachers are used as support facilities for the operations of the Maritime Park, and have nothing directly to do with the maritime museum function. The term "National Maritime Museum" should never he used	
		e Building has been officially dedicated to the memory of Congresswoman Sala Burton, ot, and should not, use this name as a public name for the building. Tark Historic District has been acknowledged to be an architecturally and historically e. Regardless of current use or ownership, we, as preservationists, should do the site the sing the recognized historical name for the complex and its elements. [SC]	Done
8	Paga 2	ry"? Could this possibly	Done.
21	Paga 6	have to call the former warehouse "The Argonaut Hotel". [SC]	Done,
22	Paga 8	tand, were done in 1964- partitians were installed Id note the resurfacing of [SC]	Done.
8	Paga 17	We may have practical problems with reinstating the hedges around the skylights. This is clearly correct historically, but may make for problems with homeless sleeping there and folks lurking. May have to compromise on this one. [SC]	A low hedga is recommended as appropriata.
24	General	The Line Item project is about the "amphitheater" structure, yet here, and in the park we refer to the bleachers. I hope this does not cause confusion - bleachers seems to make more sense in the HSR. [RJ]	Dona. See Methodology.
25	Paga 2	Methodology - there is no mention of the SAFR Library and Archives, but I thought ARG utilized them. [RJ]	Dona.
88	Paga 4	Development of the Maritime Museum - This section needs a basic description of the building and the Dona. bleachers, as well as a mention of the rest of the structures in Aquatic Park. [RJ]	iona.
27	Page 8, last sentanca	as	Done.
8	Paga 8	Architect William Mooser - after "California Fruit Canners Association Warehouse" - delete "now know as the Haslett Warehouse" and add "which now houses the San Francisco Maritime National Historical Park Visitor Center and the Argonaut Hotel," [RJ]	Бопе.

3 of 3

PARK DEVIEWED:

REVI	EVIEWER:	Steve Hyman [SH], Stephen Canright [SC], Robbyn Jackson [RJ]	
	Page 9m	There needs to be more information on the more recent changes and the park will need to supply that Done.	Done.
<u>.</u>	Chronology	information to ARG. Specifically - where were the non-historic spaces under the central bleacher	
		(book room, museum storage, etc.) installed; when was the hazmat storage and other maintenance	
& 		areas under the east bleacher installed? The chronology should note when the stabilization project	
		(topping) was done as well as the shoring project. It should also include that in 1998 the Women's	
		Shower room was converted to a park maintenance office. [RJ]	
8	Page 11	Page 11 Bleachers Historical Information - perhaps this should be moved up after Maritime Museum	
3		Development? [RJ]	
31	Page 12 - IV	Existing Conditions - add "of the Bleachers" [RJ]	Done.
	Page 16	Character Defining Features - Interior - note where the built-in cabinetry and the WWII mural are.	
30		[RJ]	

DSC-49 Revised December 2003

SAFR-102086-HSR

Milestone

HSR_X_PD__SD_X_DD__CD-100% Draft__CD-100% Complete__

REGION

JV (Jonathan Gervais), TN (Trung Nguyen) **MED**: 5/23/2005

REVIEWER: JV
DATE REVIEWED: 5/2

NO.	DWG or SPEC SECTION	QUALITY ASSURANCE COMMENT	RESPONSE
-	General	The report is entitled "Maritime Museum Bleachers Focused Historic Structure Report" however the report focuses on the Museum and not on the bleachers. Suggest a more focused report going from the large the museum) to the narrow (focus on the bleachers). [JG] associated specifically with the bleachers as distinct from the large.	The report title has been changed to Aquatic Park Amphitheatre Focused Historic Structure Report. The bleachers are part of the larger structure and for that reason the history of this architectural element is associated with the entire building. We agree that additional historic information on the bleachers would be desirable; however, it would take considerably more research to identify historic events associated specifically with the bleachers as distinct from the building. This project did not allow for primary research of this type.
2	Page 9	Chronology: Recent repair work to the seating of the bleachers is not documented. [TN]	Based upon documents supplied by the Park, additional information has been included in the report.
€.	Page 10	Building Description, Construction of Bleachers: Verify description of the construction of the concrete bleachers with recent core samples taken from the bleachers to confirm the actual construction. [TN]	Done.
4	Page 12	Existing Conditions, Exterior: New coating from recent repair work exists on top of concrete topping of the bleachers beside other repairs and patching. This would need to be identified. [TN]	Done. Original specifications for the project were reviewed.
က	Page 13	The Period of Significance is not well defined. What period should we be restoring the bleachers (not the Museum) too? Is the bathhouse period, military period, or "social history" as a senior center most important? [JG]	In conversation with Robbyn Jackson, it was determined that the period of significance is the bathhouse period. The period of significance statement in the report identifies that the building was constructed between 1936 and 1939 and continues to discuss its national architectural significance as being its overall design.

REGION REVIEWER:

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	Page 14	ason the	The period of significance statement has been edited to
		bleachers are part of the Aquatic Park Historic District.	address this comment.
		"Aquatic Park is nationally significant under Criterion C	
		for its design and construction which embodies an	
9		important example of the application of modern forms to	
		a federally funded recreational facility of the 1930s (East	
		Bleachers Nomination Form)." Instead the report	
		discusses the design, setting, and location of the	
		Museum. [JG]	
	Page 17	Revised recommendations as needed to the repair of	The project by BSA includes complete removal of the topping
7			slab which underwent the repair/coating work. Thus, there is
•		condition found regarding recent repair/coating work to	no impact of the repair/coating work on the proposed project.
		the exterior seating of the bleachers. [TN]	
	General	The recommendations appear without sufficient context.	The text has been amended to include descriptions of these
			features. In general, original interior character defining
80		railings, cabinetry, and hedges, but could not find these	features are recommended to be preserved.
		features in the text. Why are the railings important?	
		[1G]	
	General	ing place?	First question: Please see response under No. 5 above.
			provided in the report. Third question: There is a separate
o		ail alignment that runs directly	report for this project that addresses the plant design for the
			project and its historic precedent. It is our understanding that
		What about the planting features associated with the design? [JG]	the plant design report will cover planting issues.
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REGION REVIEWER:

JV (Jonathan Gervais), TN (Trung Nguyen)

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SAFR-102086-HSR

Milestone
HSR_X_PD_SD_X_DD__CD-100% Draft__CD-100% Complete___

REVIEWER:

	RESPONSE																								
	GUALITY ASSURANCE COMMENT																								
DATE REVIEWED:	DWG or SPE SECTION																								
DATE	NO.	1	2	3	4	2	9	 8	6	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25